

**MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2023
Wayne Reorda	Secretary/Treasurer	May 2025
Bill Gessner	Asst. Secretary/Treasurer	May 2023
Mike Fenton	Asst. Secretary/Treasurer	May 2023
Tom Sauer	Asst. Secretary/Treasurer	May 2025

**DATE:** Wednesday, March 8, 2023

**TIME:** 10:30 a.m. or as soon thereafter as possible upon adjournment of the MRMD meeting

**PLACE:** Meridian Ranch Recreation Center  
10301 Angeles Road  
Peyton, CO 80831

**The Public may participate in person or by following this link [Click here to join the meeting](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 193112933#**

**I. ADMINISTRATIVE ITEMS:**

- A. Call to Order
- B. Conflicts of Interest
- C. Approve Agenda
- D. Visitor Comments (Limited to 3 minutes per resident or household)
- E. Review and Approve February 8, 2023, Regular Board Meeting (enclosure) ***Pages 3-6***

**II. FINANCIAL ITEMS:**

- A. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover) ***Pages 7-19***
- B. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover) ***Pages 20-21***
- C. Receive Finance Committee Report ***Page 22***
- D. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Pages 23-24***

**III. OPERATIONS & ENGINEERING ITEMS:**

- A. Information Items (No Action)
  - 1. MSMD Operations Reports – Water, Sewer, Parks and Grounds, Recreation (enclosure and/or handout) ***Pages 25-27***
  - 2. Manager’s Verbal Report
- B. Action Items
  - 1. Consider and discuss transfer of ownership of certain parcels in Rolling Hills Ranch Filings 1, 2 and 3 from GTL Inc. to MSMD and entertain motion to accept such transfers at stated values. ***Pages 28-39***

**IV. DIRECTOR ITEMS:**

**V. LEGAL ITEMS:**

**VI. ADJOURNMENT:**

**The next regular meeting of the Boards is scheduled for Wednesday, April 5, 2023, at 10:30 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.**

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

**Held:** February 8, 2023, 10:30 a.m., or as soon thereafter as possible upon adjournment of the MSMD meeting at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President  
Wayne Reorda, Secretary/Treasurer  
Bill Gessner, Asst. Secretary/Treasurer (via audioconference)  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Aleks Myszkowski; Meridian Service Metro District  
Teri Chavez; Meridian Service Metro District  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via audioconference)  
Robert Guzman; MRMD Asst. Secretary/Treasurer

**Call to Order** A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:30 a.m.

**Disclosure Matter** Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

**Approve Agenda** The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

**Visitor Comments** There were none.

**Approve Minutes** The Board reviewed the January 4, 2023, Board Minutes and a motion was made and seconded to amend the minutes to include the discussion on the

# RECORD OF PROCEEDINGS

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2022 Budget Amendment. The motion was approved by unanimous vote of Directors present.

## Financial Items

Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for December 2022. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by unanimous vote of Directors present.

Review 2023 Tap Fee Report: Ms. Coe reviewed the January 2023 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on January 19, 2023 and gave a summary of the Finance Committee Report on page 22 of the packet. The January Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:

Interim: Payments for ratification totaling \$266,969.78

MSMD: Payments totaling \$585,538.35

A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

Conduct Public Hearing on Proposed MSMD 2022 Amended Budget: A motion was made to open a public hearing for the referenced items. The motion was seconded and approved by unanimous vote of Directors present. Ms. Coe explained the reason for the amendment. There being no public testimony, a motion was made to close the public hearing, and the motion was seconded and approved by unanimous vote of Directors present.

- Adopt Resolution MSMD 23-01 Adopting Amended MSMD 2022 Budget: A motion was made to adopt Resolution MSMD 23-01. The motion was seconded and approved by unanimous vote of Directors present.

## Operations & Engineering Items

### Information Items:

MSMD Operations Reports:

- Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 29 and 30 of the Board Packet. Mr. McCrory also noted:

## RECORD OF PROCEEDINGS

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- One of the HDP tanks for the Filter Plant Expansion was delivered and another one is on the way.
- With the addition of a new water operator, Water Operations is fully staffed.
- Parks and Grounds have been busy with snow and ice removal.
- The water tank purchased from Woodmen Hills is still in the process of blasting and recoating the inside.
  
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 31 of the Board Packet. Mr. Kozlowski also noted:
  - We have received numerous emails and phone calls from residents on the weather closures at the Recreation Center. We have taken advantage of the closures to do deep cleaning that would be disruptive if we were open.
  - The basketball program is doing very well. We currently have the largest enrollment we have ever had.
  - A tumbling class has been added to our programs and we are getting a lot of interest.
  - Our sports trailer was stolen. We have filed a police report and we are working on a claim with our insurance company.

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- We took delivery of two backwash tanks.
- January weather has slowed projects down. We have used that time to work with the engineers on submittal review and approval.
- The Replacement Plan has over one hundred objectors. It is looking like we will go to a hearing in April or May of 2024. Many of the objectors will drop out of the process once they have to submit written clarifications of their reason for being in the case as well as provide written information on their claim of damages.
- The Falcon Fire Department conducted training this past week on Eagle Lake practicing ice recovery.

Consider Suspension of Recreation Center Member for fighting: After hearing a report on facts and circumstances regarding an altercation at the Rec Center, a motion was made and seconded to suspend for one year the privileges of the individual member who started the fight at issue. The motion was approved by unanimous vote of Directors present.

Mr. Kozlowski informed the Board that the first Saturday in July this year will be on the 1<sup>st</sup> day of the month and asked the Board if they wanted to host

## RECORD OF PROCEEDINGS

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Falcon Freedom Days at that time. The Board replied that we should stick to precedent and continue to have it on the first Saturday of the month.

**Director Items**            There were none.

**Legal Items**             There were none.

**Adjournment**            There being no further business to come before the Board, the President adjourned the meeting at 11:10 a.m.

The next regular meeting of the Board is scheduled for March 8, 2023 at 10:30 a.m. or as soon thereafter as possible upon adjournment of the MRMD meeting, at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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Secretary for the Meeting

**MERIDIAN SERVICE METROPOLITAN DISTRICT  
CASH POSITION SUMMARY  
For the Period Ended January 31, 2023  
Adjusted as of February 28, 2023**

	<b>CHECKING Wells Fargo</b>	<b>PETTY CASH</b>	<b>Operating COLOTRUST</b>
<b>Account Activity Item Description</b>			
<b>Cash balance at end of period</b>	<b>\$ 914,040</b>	<b>\$ 386</b>	<b>\$ 1,952,182</b>
<b>February activity:</b>			
Utility billing from residents	663,483	-	-
Recreation Center Program Fees	11,319	-	-
Tap fees and meter fees (In)	92,375	-	-
Tap fees transferred to MRMD (Out)	(41,000)	-	-
AT&T, Falcon Freedom Days and reimbursements	13,094	-	-
Payroll	(178,474)	-	-
Transfers between Bank Accounts	(125,000)	-	(389,476)
Transfer to Zions for BoSJ Loan Fund	(39,634)	-	-
February checks and payments			
Operations incl. interim payments	(773,210)	-	-
Interest, fees and returned checks	(1,217)	-	-
<b>Sub-total</b>	<b>535,776</b>	<b>386</b>	<b>1,562,706</b>
March 8th payment Estimate	(215,000)	-	-
<b>Adjusted balance</b>	<b>\$ 320,776</b>	<b>\$ 386</b>	<b>\$ 1,562,706</b>
Less restricted funds as of February 28, 2023:			
Conservation Trust Funds	-	-	-
5% Reserve Fund	-	-	(41,569)
Capital Project Funds	-	-	(175,668)
Rate Stabilization Fund	-	-	(16,500)
Capital CWF Debt Reserves	-	-	-
Water Loan Reserves	-	-	-
<b>Adjusted Unrestricted Balance</b>	<b>\$ 320,776</b>	<b>\$ 386</b>	<b>\$ 1,328,969</b>
<b>Unrestricted Cash Balance</b>	<b>\$1,650,131</b>		

**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
**CASH POSITION RECONCILED TO GENERAL LEDGER**  
**CASH POSITION SUMMARY**  
**For the Period Ended January 31, 2023**  
**Adjusted as of February 28, 2023**

Account Activity Item Description	Wells Fargo Operating Checking	Petty Cash	COLOTRUST INVESTMENTS							Bank of San Juan Loan Funds	Zions Bank Loan & Reserve Fund	TOTAL ALL ACCOUNTS
			Operating Funds	Conservation Trust Funds	5% Reserve	Capital Project Funds	Rate Stabilization Funds	CVF Reserves	Water Loan Reserves			
<b>Cash balance at end of period</b>	<b>914,040</b>	<b>386</b>	<b>1,952,182</b>	<b>116</b>	<b>2,351,101</b>	<b>7,712,843</b>	<b>645,115</b>	<b>1,412,491</b>	<b>-</b>	<b>125,033</b>	<b>70,534</b>	<b>15,183,841</b>
<b>February activity:</b>												
Utility billing from residents	663,483	-	-	-	-	-	-	-	-	-	-	663,483
Recreation Center Program Fees	11,319	-	-	-	-	-	-	-	-	-	-	11,319
Tap fees and meter fees (In)	92,375	-	-	-	-	-	-	-	-	-	-	92,375
Tap fees transferred to MRMD (Out)	(41,000)	-	-	-	-	-	-	-	-	-	-	(41,000)
AT&T, Falcon Freedom Days and reimbursements	13,094	-	-	-	-	-	-	-	-	-	-	13,094
Payroll	(178,474)	-	-	-	-	-	-	-	-	-	-	(178,474)
Transfers between Bank Accounts	(125,000)	-	(389,476)	-	(16,071)	415,405	(9,858)	-	125,000	-	-	(0)
Transfer to Zions for BoSJ Loan Fund	(39,634)	-	-	-	-	-	-	-	-	-	39,634	-
February checks and payments												
Operations incl. interim payments	(773,210)	-	-	-	-	-	-	-	-	-	-	(773,210)
Interest, fees and returned checks	(1,217)	-	-	-	-	-	-	-	-	-	-	(1,217)
<b>Sub-total</b>	<b>535,776</b>	<b>386</b>	<b>1,562,706</b>	<b>116</b>	<b>2,335,030</b>	<b>8,128,248</b>	<b>635,257</b>	<b>1,412,491</b>	<b>125,000</b>	<b>125,033</b>	<b>110,168</b>	<b>14,970,211</b>
March 8th payment Estimate	(215,000)	-	-	-	-	-	-	-	-	-	-	(215,000)
<b>Adjusted balance</b>	<b>320,776</b>	<b>386</b>	<b>1,562,706</b>	<b>116</b>	<b>2,335,030</b>	<b>8,128,248</b>	<b>635,257</b>	<b>1,412,491</b>	<b>125,000</b>	<b>125,033</b>	<b>110,168</b>	<b>14,755,211</b>
<b>Less restricted funds as of February 28, 2023:</b>												
Conservation Trust Funds	-	-	-	(116)	-	-	-	-	-	-	-	(116)
5% Reserve Fund	-	-	(41,569)	-	(2,335,030)	-	-	-	-	-	-	(2,376,599)
Capital Project Funds	-	-	(175,668)	-	-	(8,128,248)	-	-	-	-	-	(8,303,916)
Rate Stabilization Fund	-	-	(16,500)	-	-	-	(635,257)	-	-	-	-	(651,757)
Capital CVF Debt Reserves	-	-	-	-	-	-	-	(1,412,491)	-	(125,033)	(110,168)	(1,647,693)
Water Loan Reserves	-	-	-	-	-	-	-	-	(125,000)	-	-	(125,000)
<b>Unrestricted cash balance</b>	<b>\$ 320,776</b>	<b>\$ 386</b>	<b>\$ 1,328,969</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,650,131</b>

†ment accounts can be used for extraordinary expenditures.



Meridian Service Metropolitan District  
Statement of Revenues, Expenses and Change in Fund Balance  
Budget vs. Actual - Accrual Basis  
SUMMARY OF ALL FUNDS  
For the One Month Ended January 31, 2023

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over	
				(Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
General Revenue - Fund 10	\$1,553	\$1,553	\$368,650	(\$367,097)	0.4%
Parks/Grounds Revenue - Fund 15	125,356	125,356	1,462,350	(1,336,994)	8.6%
Rec Center Revenue - Fund 16	216,466	216,466	2,523,280	(2,306,814)	8.6%
Water Revenue - Fund 40	256,814	256,814	3,748,980	(3,492,166)	6.9%
Sewer Revenue - Fund 50	191,790	191,790	2,236,440	(2,044,650)	8.6%
Clean Water Surcharge	39,663	39,663	483,720	(444,057)	8.2%
Billing Fees	8,212	8,212	72,000	(63,788)	11.4%
Grant Revenue	-	-	58,000	(58,000)	-
Development Inspection Fees	-	-	32,700	(32,700)	-
Interest Income	47,986	47,986	-	47,986	-
Miscellaneous Income	-	-	150	(150)	-
Debt Forgiveness	-	-	880,000	(880,000)	-
<b>TOTAL REVENUES</b>	<b>887,841</b>	<b>887,841</b>	<b>11,866,270</b>	<b>(10,978,429)</b>	<b>7.5%</b>
<b>EXPENSES</b>					
<b>Fund &amp; General Expenses</b>					
General & Admin. Expense	36,079	36,079	780,370	(744,291)	4.6%
Personnel Expenses	155,301	155,301	2,557,010	(2,401,709)	6.1%
Parks/Grounds Expense - Fund 15	12,967	12,967	709,000	(696,033)	1.8%
MRRC Expense - Fund 16	58,913	58,913	426,000	(367,087)	13.8%
Water Expense - Fund 40	30,916	30,916	851,250	(820,334)	3.6%
Sewer Expense - Fund 50	36,391	36,391	1,797,050	(1,760,659)	2.0%
General Operating Expenses	21,004	21,004	1,277,981	(1,256,977)	1.6%
<b>TOTAL Fund &amp; General Expenses</b>	<b>351,572</b>	<b>351,572</b>	<b>8,398,661</b>	<b>(8,047,089)</b>	<b>4.2%</b>
<b>Capital Expenses</b>					
Capital Expense - Other	-	-	200,000	(200,000)	-
Capital Expense P&G Fund 15	302,229	302,229	364,722	(62,493)	82.9%
Capital Expense MRRC Fund 16	-	-	1,900,000	(1,900,000)	-
Capital Expense Water Fund 40	73,155	73,155	9,040,000	(8,966,845)	0.8%
Capital Expense Sewer Fund 50	39,120	39,120	1,502,000	(1,462,880)	2.6%
Capital Interest Expense	-	-	94,800	(94,800)	-
<b>TOTAL Capital Expenses</b>	<b>414,503</b>	<b>414,503</b>	<b>13,101,522</b>	<b>(12,687,019)</b>	<b>3.2%</b>
<b>TOTAL EXPENSES</b>	<b>766,075</b>	<b>766,075</b>	<b>21,500,183</b>	<b>(20,734,108)</b>	<b>3.6%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>121,765</b>	<b>121,765</b>	<b>(9,633,913)</b>	<b>9,755,678</b>	
<b>Other Financing Sources (Uses)</b>					
Tap Fees Received	89,500	89,500	2,150,000	(2,060,500)	4.2%
Tap Fees Transferred to MRMD	(30,000)	(30,000)	(1,000,000)	970,000	3.0%
Transfer from (to) MRMD	-	-	4,500,000	(4,500,000)	-
IGA Revenue 2018 Subdistrict	-	-	1,900,000	(1,900,000)	-
Gain/Loss on Asset Disposal	(552)	(552)	-	(552)	-
Contributions to Other Gov'ts	-	-	709,992	(709,992)	-
Developer Advances	-	-	(1,760,000)	1,760,000	-
Transfer from (to) Other Funds	(95,650)	(95,650)	(1,150,000)	1,054,350	8.3%
Emergency Reserve (5%)	25,000	25,000	300,000	(275,000)	8.3%
Water Loan Reserve	62,500	62,500	750,000	(687,500)	8.3%
Rate Stabilization Reserve	8,150	8,150	100,000	(91,850)	8.2%
<b>TOTAL Other Financing Sources (Uses)</b>	<b>58,948</b>	<b>58,948</b>	<b>6,499,992</b>	<b>(6,441,044)</b>	<b>0.9%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$180,714</b>	<b>\$180,714</b>	<b>(\$3,133,921)</b>	<b>\$3,314,635</b>	
<b>BEGINNING FUND BALANCE**</b>		13,654,763			
<b>ENDING FUND BALANCE</b>		<b>\$13,835,477</b>			
Operating Fund Balance		1,096,187			
Capital Project Fund Balance		9,678,874			
Emergency Reserve Fund Balance		2,354,765			
Water Loan Reserves		62,500			
Rate Stabilization Fund Balance		643,150			
<b>Total Fund Balance</b>		<b>\$13,835,477</b>			

**Meridian Service Metropolitan District**  
**Statement of Revenues, Expenses and Change in Fund Balance**  
**Budget vs. Actual - Accrual Basis**  
**General Fund**  
**For the One Month Ended January 31, 2023**

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over (Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
IGA - Meridian Ranch	-	-	\$350,000	(\$350,000)	-
AT&T Lease	1,553	1,553	18,650	(17,097)	8.3%
Interest Income	13,627	13,627	-	13,627	-
Miscellaneous Income	-	-	150	(150)	-
<b>TOTAL REVENUES</b>	<b>15,180</b>	<b>15,180</b>	<b>368,800</b>	<b>(353,620)</b>	<b>4.1%</b>
<b>EXPENSES</b>					
Accounting	-	-	1,000	(1,000)	-
Audit	-	-	24,000	(24,000)	-
Payroll & HR Services	2,653	2,653	63,720	(61,067)	4.2%
Election Expense	-	-	6,000	(6,000)	-
Engineering/Consulting	266	266	2,000	(1,734)	13.3%
Legal	-	-	80,000	(80,000)	-
Personnel Expenses	1,467	1,467	33,400	(31,933)	4.4%
Copier - Contract Expenses	294	294	1,000	(706)	29.4%
IT/Computer/Software	3,600	3,600	10,000	(6,400)	36.0%
Rent - Shared	4,145	4,145	50,200	(46,055)	8.3%
Telephone & Internet	1,037	1,037	12,120	(11,083)	8.6%
Utilities	-	-	3,780	(3,780)	-
Repairs & Maint - Office	255	255	5,400	(5,145)	4.7%
Supplies	157	157	5,500	(5,343)	2.8%
Licenses,Certs & Memberships	611	611	3,500	(2,889)	17.4%
Insurance	441	441	5,400	(4,959)	8.2%
Public Information	-	-	500	(500)	-
Meals & Entertainment	93	93	8,000	(7,907)	1.2%
Miscellaneous Expense	5	5	1,000	(995)	0.5%
2018 Subdistrict Expense - IGA	-	-	30,000	(30,000)	-
Customer Refunds Tracking	243	243	-	243	-
Vehicle, Equipment & Travel	161	161	6,700	(6,539)	2.4%
TABOR Emergency Reserve 3%	-	-	11,060	(11,060)	-
<b>TOTAL EXPENSES</b>	<b>15,426</b>	<b>15,426</b>	<b>364,280</b>	<b>(348,854)</b>	<b>4.2%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$246)</b>	<b>(\$246)</b>	<b>\$4,520</b>	<b>(\$4,766)</b>	
BEGINNING FUND BALANCE**		117,064			
ENDING FUND BALANCE		<u>\$116,818</u>			

**Meridian Service Metropolitan District**  
**Statement of Revenues, Expenses and Change in Fund Balance**  
**Budget vs. Actual - Accrual Basis**  
**Parks & Grounds Fund**  
**For the One Month Ended January 31, 2023**

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over (Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
Parks & Grounds Fees	\$105,153	\$105,153	\$1,224,640	(\$1,119,487)	8.6%
Street Lighting Fees	20,203	20,203	237,710	(217,507)	8.5%
Billing Fees	2,256	2,256	18,000	(15,744)	12.5%
Grant Revenue	-	-	58,000	(58,000)	-
Interest Income	116	116	-	116	-
<b>TOTAL REVENUES</b>	<b>127,728</b>	<b>127,728</b>	<b>1,538,350</b>	<b>(1,410,622)</b>	<b>8.3%</b>
<b>EXPENSES</b>					
<b>General &amp; Admin. Expense</b>					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	-	-	26,400	(26,400)	-
Engineering/Consulting	1,015	1,015	7,700	(6,685)	13.2%
Legal	-	-	2,500	(2,500)	-
Personnel Expenses	13,586	13,586	257,880	(244,294)	5.3%
General Operations - Admin	996	996	20,600	(19,604)	4.8%
<b>TOTAL General &amp; Admin. Expense</b>	<b>15,596</b>	<b>15,596</b>	<b>316,080</b>	<b>(300,484)</b>	<b>4.9%</b>
<b>Operating Expense</b>					
Landscape Repair & Maint.	11,367	11,367	646,500	(635,133)	1.8%
Hardscape Repair & Maint.	565	565	26,000	(25,435)	2.2%
Park Maint.	1,035	1,035	26,500	(25,465)	3.9%
Pond Maint.	-	-	10,000	(10,000)	-
Utilities	86	86	201,300	(201,214)	-
Insurance	1,674	1,674	18,100	(16,426)	9.3%
Vandalism Cost of Repairs	-	-	1,000	(1,000)	-
Vehicle, Equipment & Travel	768	768	18,500	(17,732)	4.2%
<b>TOTAL Operating Expense</b>	<b>15,496</b>	<b>15,496</b>	<b>947,900</b>	<b>(932,404)</b>	<b>1.6%</b>
<b>TOTAL EXPENSES</b>	<b>31,093</b>	<b>31,093</b>	<b>1,263,980</b>	<b>(1,232,887)</b>	<b>2.5%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>96,636</b>	<b>96,636</b>	<b>274,370</b>	<b>(177,734)</b>	<b>35.2%</b>
<b>Other Financing Sources (Uses)</b>					
Transfer from (to) Capital	(294,507)	(294,507)	(327,000)	32,493	90.1%
<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$197,871)</b>	<b>(\$197,871)</b>	<b>(\$52,630)</b>	<b>(\$145,241)</b>	
<b>BEGINNING FUND BALANCE**</b>		263,213			
<b>ENDING FUND BALANCE</b>		<u><u>\$65,342</u></u>			
Operating Fund Balance		(89,662)			
Emergency Reserve Fund Balance		145,004			
Rate Stabilization Fund Balance		10,000			
<b>Total Fund Balance</b>		<u><u>\$65,342</u></u>			

Meridian Service Metropolitan District  
Statement of Revenues, Expenses and Change in Fund Balance  
Budget vs. Actual - Accrual Basis  
Recreation Center Fund  
For the One Month Ended January 31, 2023

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over (Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
Recreation Center Service Fees	\$199,470	\$199,470	\$2,387,780	(\$2,188,310)	8.4%
Fee Based Programming	16,643	16,643	119,000	(102,357)	14.0%
MRRRC Concession Sales	-	-	1,500	(1,500)	-
Falcon Freedom Days Revenue	-	-	11,000	(11,000)	-
Billing Fees	2,193	2,193	18,000	(15,807)	12.2%
Advertising Fees	353	353	4,000	(3,647)	8.8%
<b>TOTAL REVENUES</b>	<b>218,659</b>	<b>218,659</b>	<b>2,541,280</b>	<b>(2,322,621)</b>	<b>8.6%</b>
<b>EXPENSES</b>					
<b>General &amp; Admin. Expense</b>					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	-	-	37,800	(37,800)	-
Engineering/Consulting	1,668	1,668	10,000	(8,332)	16.7%
Legal	-	-	1,000	(1,000)	-
Personnel Expenses	77,260	77,260	1,265,730	(1,188,470)	6.1%
General Operations - Admin	4,630	4,630	59,000	(54,370)	7.8%
<b>TOTAL General &amp; Admin. Expense</b>	<b>83,558</b>	<b>83,558</b>	<b>1,374,530</b>	<b>(1,290,972)</b>	<b>6.1%</b>
<b>Operating Expense</b>					
Programming Supplies	8,648	8,648	72,000	(63,352)	12.0%
Building Maint.	39,595	39,595	157,000	(117,405)	25.2%
Grounds Maint.	251	251	2,000	(1,749)	12.6%
Pool Maint.	8,883	8,883	76,000	(67,117)	11.7%
MRRRC Security	-	-	14,000	(14,000)	-
Exercise Equip. & Furn.-Replace	1,451	1,451	55,000	(53,549)	2.6%
MR Community Events	85	85	15,000	(14,915)	0.6%
Falcon Freedom Days Expenses	-	-	35,000	(35,000)	-
Utilities	1,662	1,662	232,416	(230,754)	0.7%
Insurance	2,755	2,755	31,725	(28,970)	8.7%
Vehicle, Equipment & Travel	(4)	(4)	6,500	(6,504)	-
<b>TOTAL Operating Expense</b>	<b>63,326</b>	<b>63,326</b>	<b>696,641</b>	<b>(633,315)</b>	<b>9.1%</b>
<b>TOTAL EXPENSES</b>	<b>146,884</b>	<b>146,884</b>	<b>2,071,171</b>	<b>(1,924,287)</b>	<b>7.1%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>71,775</b>	<b>71,775</b>	<b>470,109</b>	<b>(398,334)</b>	
<b>Other Financing Sources (Uses)</b>					
<b>Transfer from (to) Other Funds</b>					
Transfer from (to) Capital	(200,000)	(200,000)	(200,000)	-	100.0%
Transfer from (to) Emer Reserve	(25,000)	(25,000)	(300,000)	275,000	8.3%
Transfer from (to) Rate Stabil	(8,150)	(8,150)	(100,000)	91,850	8.2%
<b>TOTAL Transfer from (to) Other Funds</b>	<b>(233,150)</b>	<b>(233,150)</b>	<b>(600,000)</b>	<b>366,850</b>	<b>38.9%</b>
<b>Reserves</b>					
Emergency Reserve (5%)	25,000	25,000	300,000	(275,000)	8.3%
Rate Stabilization Reserve	8,150	8,150	100,000	(91,850)	8.2%
<b>TOTAL Reserves</b>	<b>33,150</b>	<b>33,150</b>	<b>400,000</b>	<b>(366,850)</b>	<b>8.3%</b>
<b>TOTAL Other Financing Sources (Uses)</b>	<b>(200,000)</b>	<b>(200,000)</b>	<b>(200,000)</b>	<b>-</b>	<b>100.0%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$128,225)</b>	<b>(\$128,225)</b>	<b>\$270,109</b>	<b>(\$398,334)</b>	
<b>BEGINNING FUND BALANCE**</b>		336,668			
<b>ENDING FUND BALANCE</b>		<b>\$208,443</b>			
Operating Fund Balance		5,714			
Emergency Reserve Fund Balance		184,579			
Rate Stabilization Fund Balance		18,150			
<b>Total Fund Balance</b>		<b>\$208,443</b>			

Meridian Service Metropolitan District  
Statement of Revenues, Expenses and Change in Fund Balance  
Budget vs. Actual - Accrual Basis  
Capital Fund  
For the One Month Ended January 31, 2023

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over	
				(Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
Clean Water Surcharge	\$39,663	\$39,663	\$483,720	(\$444,057)	8.2%
Billing Fees	(30)	(30)	-	(30)	-
Interest Income	34,244	34,244	-	34,244	-
<b>TOTAL REVENUES</b>	<b>73,876</b>	<b>73,876</b>	<b>483,720</b>	<b>(409,844)</b>	<b>15.3%</b>
<b>EXPENSES</b>					
General & Admin. Expense					
Bank Charges	2,500	2,500	-	2,500	-
<b>TOTAL General &amp; Admin. Expense</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>-</b>
Capital Expense - Other					
District Office Yard & Shop	-	-	200,000	(200,000)	-
<b>TOTAL Capital Expense - Other</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>(200,000)</b>	<b>-</b>
Capital Expense P&G Fund 15					
3rd Const & Acq-Winding Walk	257,722	257,722	287,722	(30,000)	89.6%
Vehicle & Equipment - Fund 15	44,507	44,507	77,000	(32,493)	57.8%
<b>TOTAL Capital Expense P&amp;G Fund 15</b>	<b>302,229</b>	<b>302,229</b>	<b>364,722</b>	<b>(62,493)</b>	<b>82.9%</b>
Capital Expense MRRC Fund 16					
MRRC Expansion	-	-	200,000	(200,000)	-
MRRC #2 Rainbow Bridge Dr.	-	-	1,500,000	(1,500,000)	-
Locker Replacement	-	-	200,000	(200,000)	-
<b>TOTAL Capital Expense MRRC Fund 16</b>	<b>-</b>	<b>-</b>	<b>1,900,000</b>	<b>(1,900,000)</b>	<b>-</b>
Capital Expense Water Fund 40					
Well Site Upgrades	-	-	360,000	(360,000)	-
Expand Filter Plant & Bldg	9,729	9,729	3,353,000	(3,343,271)	0.3%
Purch/Paint WHMD 2.0 MG Water Tank	1,838	1,838	-	1,838	-
Water Rights	21,556	21,556	500,000	(478,444)	4.3%
Wells at Latigo Trails #2 & #3	510	510	2,750,000	(2,749,490)	-
Transmission Line FP to Tanks	553	553	-	553	-
Latigo Transmission Line	-	-	2,000,000	(2,000,000)	-
Vehicle & Equipment - Fund 40	38,970	38,970	77,000	(38,030)	50.6%
<b>TOTAL Capital Expense Water Fund 40</b>	<b>73,155</b>	<b>73,155</b>	<b>9,040,000</b>	<b>(8,966,845)</b>	<b>0.8%</b>
Capital Expense Sewer Fund 50					
WH Sewer Bypass Phase 2 & 3	150	150	1,300,000	(1,299,850)	-
Mid-Point Injection Station	-	-	20,000	(20,000)	-
2023 Lift Station Improvements	-	-	105,000	(105,000)	-
Vehicle & Equipment - Fund 50	38,970	38,970	77,000	(38,030)	50.6%
<b>TOTAL Capital Expense Sewer Fund 50</b>	<b>39,120</b>	<b>39,120</b>	<b>1,502,000</b>	<b>(1,462,880)</b>	<b>2.6%</b>
Capital Interest Expense					
	-	-	94,800	(94,800)	-
<b>TOTAL EXPENSES</b>	<b>417,003</b>	<b>417,003</b>	<b>13,101,522</b>	<b>(12,684,519)</b>	<b>3.2%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>(343,127)</b>	<b>(343,127)</b>	<b>(12,617,802)</b>	<b>12,274,675</b>	<b>2.7%</b>
Other Financing Sources (Uses)					
Transfer from (to) MRMD	-	-	4,500,000	(4,500,000)	-
IGA Revenue 2018 Subdistrict	-	-	1,900,000	(1,900,000)	-
Gain/Loss on Asset Disposal	225	225	-	225	-
Contributions to Other Gov'ts	-	-	709,992	(709,992)	-
Transfer from (to) P&G Fund	294,507	294,507	327,000	(32,493)	90.1%
Transfer from (to) Rec Fund	200,000	200,000	200,000	-	100.0%
Transfer from (to) Water Fund	73,470	73,470	1,327,000	(1,253,530)	5.5%
Transfer from (to) Sewer Fund	38,970	38,970	77,000	(38,030)	50.6%
<b>TOTAL Other Financing Sources (Uses)</b>	<b>607,172</b>	<b>607,172</b>	<b>9,040,992</b>	<b>(8,433,821)</b>	<b>6.7%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>264,044</b>	<b>264,044</b>	<b>(3,576,810)</b>	<b>3,840,854</b>	
BEGINNING FUND BALANCE**					
		9,414,830			
ENDING FUND BALANCE					
		<u>9,678,874</u>			
Other - Fund 10		2,273,092			
Parks & Ground Fund 15		140,146			
Recreation Center Fund 16		503,713			
Water Fund 40		3,328,214			
Sewer Fund 50		1,622,016			
TDS - Clean Water		<u>1,811,693</u>			
Total Fund Balance		9,678,874			

**Meridian Service Metropolitan District**  
**Statement of Revenues, Expenses and Change in Fund Balance**  
**Budget vs. Actual - Accrual Basis**  
**Water Fund**  
**For the One Month Ended January 31, 2023**

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over (Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
Water Service Fees - Res.	\$229,262	\$229,262	\$3,186,250	(\$2,956,988)	7.2%
Water Service Fees - Comm.	14,930	14,930	145,260	(130,330)	10.3%
Meter Set Fees	3,875	3,875	70,000	(66,125)	5.5%
Irrigation	8,747	8,747	274,970	(266,223)	3.2%
IGA Shared Water Cost Reimb.	-	-	72,500	(72,500)	-
Billing Fees	1,583	1,583	18,000	(16,417)	8.8%
Development Inspection Fees	-	-	16,350	(16,350)	-
Debt Forgiveness	-	-	880,000	(880,000)	-
<b>TOTAL REVENUES</b>	<b>258,397</b>	<b>258,397</b>	<b>4,663,330</b>	<b>(4,404,933)</b>	<b>5.5%</b>
<b>EXPENSES</b>					
<b>General &amp; Admin. Expense</b>					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	-	-	61,600	(61,600)	-
Engineering/Consulting	4,537	4,537	50,000	(45,463)	9.1%
Legal	679	679	15,000	(14,322)	4.5%
Personnel Expenses	32,742	32,742	525,000	(492,258)	6.2%
General Operations - Admin	2,627	2,627	52,850	(50,223)	5.0%
<b>TOTAL General &amp; Admin. Expense</b>	<b>40,584</b>	<b>40,584</b>	<b>705,450</b>	<b>(664,866)</b>	<b>5.8%</b>
<b>Operating Expense</b>					
Water Operations General	13,551	13,551	103,750	(90,199)	13.1%
Raw Water Operations	320	320	280,000	(279,680)	0.1%
Water Treatment Operations	5,632	5,632	215,000	(209,368)	2.6%
Water Distribution Operations	11,413	11,413	216,000	(204,587)	5.3%
Non-Potable Water Operations	-	-	36,500	(36,500)	-
Utilities	2,837	2,837	572,600	(569,763)	0.5%
Insurance	3,499	3,499	52,200	(48,701)	6.7%
Vehicle, Equipment & Travel	731	731	26,300	(25,569)	2.8%
<b>TOTAL Operating Expense</b>	<b>37,983</b>	<b>37,983</b>	<b>1,502,350</b>	<b>(1,464,367)</b>	<b>2.5%</b>
<b>TOTAL EXPENSES</b>	<b>78,567</b>	<b>78,567</b>	<b>2,207,800</b>	<b>(2,129,233)</b>	<b>3.6%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>179,830</b>	<b>179,830</b>	<b>2,455,530</b>	<b>(2,275,700)</b>	
<b>Other Financing Sources (Uses)</b>					
<b>Tap &amp; Transfers from (to) Other Funds</b>					
Tap Fees Received	48,500	48,500	1,150,000	(1,101,500)	4.2%
Developer Advances	-	-	(1,760,000)	1,760,000	-
Transfer from (to) Capital	(73,470)	(73,470)	(1,327,000)	1,253,530	5.5%
Txfr from (to) Water Loan Reser	(62,500)	(62,500)	(750,000)	687,500	8.3%
<b>TOTAL Tap &amp; Transfers from (to) Other Fund</b>	<b>(87,470)</b>	<b>(87,470)</b>	<b>(2,687,000)</b>	<b>2,599,530</b>	<b>3.3%</b>
<b>Reserves</b>					
Water Loan Reserve	62,500	62,500	750,000	(687,500)	8.3%
<b>TOTAL Reserves</b>	<b>62,500</b>	<b>62,500</b>	<b>750,000</b>	<b>(687,500)</b>	<b>8.3%</b>
<b>TOTAL Other Financing Sources (Uses)</b>	<b>(24,970)</b>	<b>(24,970)</b>	<b>(1,937,000)</b>	<b>1,912,030</b>	<b>1.3%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$154,860</b>	<b>\$154,860</b>	<b>\$518,530</b>	<b>(\$363,670)</b>	
<b>BEGINNING FUND BALANCE**</b>		1,766,766			
<b>ENDING FUND BALANCE</b>		<u>\$1,921,626</u>			
Operating Fund Balance		553,372			
Emergency Reserve Fund Balance		1,005,754			
Water Loan Reserves		62,500			
Rate Stabilization Fund Balance		300,000			
<b>Total Fund Balance</b>		<u>\$1,921,626</u>			

**Meridian Service Metropolitan District**  
**Statement of Revenues, Expenses and Change in Fund Balance**  
**Budget vs. Actual - Accrual Basis**  
**Sewer Fund**  
**For the One Month Ended January 31, 2023**

	Month of Jan 2023	YTD Actual	Adopted 2023 Budget	Variance Over (Under) Budget	% of Budget (8.3% YTD)
<b>REVENUES</b>					
Sewer Fees - Res.	\$178,832	\$178,832	\$2,125,160	(\$1,946,328)	8.4%
Sewer Fees - Comm.	2,856	2,856	27,230	(24,374)	10.5%
IGA Shared Sewer Cost Reimb.	10,102	10,102	84,050	(73,948)	12.0%
Billing Fees	2,210	2,210	18,000	(15,790)	12.3%
Development Inspection Fees	-	-	16,350	(16,350)	-
<b>TOTAL REVENUES</b>	<b>194,000</b>	<b>194,000</b>	<b>2,270,790</b>	<b>(2,076,790)</b>	<b>8.5%</b>
<b>EXPENSES</b>					
<b>General &amp; Admin. Expense</b>					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	-	-	49,500	(49,500)	-
Engineering/Consulting	1,908	1,908	10,000	(8,092)	19.1%
Legal	-	-	20,000	(20,000)	-
Personnel Expenses	30,246	30,246	475,000	(444,754)	6.4%
General Operations - Admin	2,163	2,163	44,700	(42,537)	4.8%
<b>TOTAL General &amp; Admin. Expense</b>	<b>34,317</b>	<b>34,317</b>	<b>600,200</b>	<b>(565,883)</b>	<b>5.7%</b>
<b>Operating Expense</b>					
Sewer Operations	13,030	13,030	1,374,250	(1,361,220)	0.9%
Lift Station Operations	12,440	12,440	254,700	(242,260)	4.9%
Lift Station Operations-Shared	10,921	10,921	168,100	(157,179)	6.5%
Utilities	2,213	2,213	22,500	(20,287)	9.8%
Insurance	2,877	2,877	35,380	(32,503)	8.1%
Vehicle, Equipment & Travel	1,303	1,303	36,300	(34,997)	3.6%
<b>TOTAL Operating Expense</b>	<b>42,785</b>	<b>42,785</b>	<b>1,891,230</b>	<b>(1,848,445)</b>	<b>2.3%</b>
<b>TOTAL EXPENSES</b>	<b>77,102</b>	<b>77,102</b>	<b>2,491,430</b>	<b>(2,414,328)</b>	<b>3.1%</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENSES</b>	<b>116,898</b>	<b>116,898</b>	<b>(220,640)</b>	<b>337,538</b>	
<b>Other Financing Sources (Uses)</b>					
Tap Fees Received	41,000	41,000	1,000,000	(959,000)	4.1%
Tap Fees Transferred to MRMD	(30,000)	(30,000)	(1,000,000)	970,000	3.0%
Gain/Loss on Asset Disposal	(777)	(777)	-	(777)	-
Transfer from (to) Capital	(38,970)	(38,970)	(77,000)	38,030	50.6%
<b>TOTAL Other Financing Sources (Uses)</b>	<b>(28,747)</b>	<b>(28,747)</b>	<b>(77,000)</b>	<b>48,253</b>	<b>37.3%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$88,152</b>	<b>\$88,152</b>	<b>(\$297,640)</b>	<b>\$385,792</b>	
<b>BEGINNING FUND BALANCE**</b>		1,756,222			
<b>ENDING FUND BALANCE</b>		<u><b>\$1,844,374</b></u>			
Operating Fund Balance		509,946			
Emergency Reserve Fund Balance		1,019,428			
Rate Stabilization Fund Balance		<u>315,000</u>			
<b>Total Fund Balance</b>		<b>\$1,844,374</b>			

**Meridian Service Metropolitan District**  
**Balance Sheet Summary - Unaudited**  
As of January 31, 2023

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	Jan 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	15,183,841.42
Accounts Receivable	1,046,445.14
Other Current Assets	148,995.00
	16,379,281.56
<b>Total Current Assets</b>	16,379,281.56
<b>Fixed Assets</b>	48,069,700.64
<b>Other Assets</b>	303,664.21
	64,752,646.41
<b>TOTAL ASSETS</b>	<b>64,752,646.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	696,701.81
Credit Cards	599.37
Other Current Liabilities	9,327,006.31
	10,024,307.49
<b>Total Current Liabilities</b>	10,024,307.49
<b>Long Term Liabilities</b>	27,669,278.89
	37,693,586.38
<b>Total Liabilities</b>	37,693,586.38
<b>Equity</b>	27,059,060.03
	64,752,646.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>64,752,646.41</b>



**Meridian Service Metropolitan District**  
**Balance Sheet - Unaudited**  
 As of January 31, 2023

	Jan 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000000 · Operating Funds	
1000100 · Wells Fargo - Operating	914,039.51
1000300 · Petty Cash	386.16
<b>Total 1000000 · Operating Funds</b>	<b>914,425.67</b>
<b>110000 · Non-Operating Funds</b>	
1100100 · ColoTrust - CTF from MRMD 8001	115.75
1100101 · ColoTrust - CTF from MRMD E001	0.03
1100200 · ColoTrust - Emerg Reserve 8002	218,233.58
1100201 · ColoTrust - Emerg Reserve E002	2,132,867.48
1100500 · ColoTrust - Cap Projects 8005	3,421,452.68
1100501 · ColoTrust - Cap Projects E004	4,291,390.04
1100600 · ColoTrust - Rate Stabiliz 8006	4.49
1100601 · ColoTrust - Rate Stabiliz E005	645,110.95
1100700 · ColoTrust - CWF Reserve 8007	1,412,490.94
1100800 · ColoTrust -Operating Funds 8008	1,952,181.99
1100901 · Bank of the San Juans -Reserves	125,033.35
1100903 · Zions Bank Pledged Revenue Fund	70,534.47
<b>Total 110000 · Non-Operating Funds</b>	<b>14,269,415.75</b>
<b>Total Checking/Savings</b>	<b>15,183,841.42</b>
<b>Accounts Receivable</b>	
1400000 · Accounts Receivable	
1400100 · UB Accounts Receivable	1,004,709.45
1400200 · Accounts Receivable - Non UB	41,735.69
<b>Total 1400000 · Accounts Receivable</b>	<b>1,046,445.14</b>
<b>Total Accounts Receivable</b>	<b>1,046,445.14</b>
<b>Other Current Assets</b>	
1500000 · Prepaid Expenses	
1500100 · Prepaid Insurance	148,995.00
<b>Total 1500000 · Prepaid Expenses</b>	<b>148,995.00</b>
<b>Total Other Current Assets</b>	<b>148,995.00</b>
<b>Total Current Assets</b>	<b>16,379,281.56</b>
<b>Fixed Assets</b>	
2100000 · Fixed Assets	
2110000 · Non-Depreciable Assets	
2110100 · Water Rights	257,084.50
<b>Total 2110000 · Non-Depreciable Assets</b>	<b>257,084.50</b>
2120000 · Depreciable Assets	35,582,841.67
2130000 · Recreation Assets	11,887,621.65
2140000 · Vehicles & Equipment	342,152.82
<b>Total 2100000 · Fixed Assets</b>	<b>48,069,700.64</b>
<b>Total Fixed Assets</b>	<b>48,069,700.64</b>

## Meridian Service Metropolitan District

## Balance Sheet - Unaudited

03/03/23

As of January 31, 2023

Accrual Basis

	Jan 31, 23
<b>Other Assets</b>	
<b>1600000 · Other Assets</b>	
1600100 · Security Deposit	16,080.00
<b>Total 1600000 · Other Assets</b>	16,080.00
<b>2000000 · Construction in Progress</b>	287,584.21
<b>Total Other Assets</b>	303,664.21
<b>TOTAL ASSETS</b>	<b>64,752,646.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	696,701.81
Credit Cards	599.37
<b>Other Current Liabilities</b>	
3100000 · Other Current Liabilities	
3110000 · Payroll Liabilities	-1,095.71
3120000 · Retainage Payable	56,090.21
3140000 · Accr Int Payable - Developer	8,924,011.81
3160000 · Deposits Held	4,000.00
3180300 · Bank of San Juan Loan-Current	344,000.00
<b>Total 3100000 · Other Current Liabilities</b>	9,327,006.31
<b>Total Other Current Liabilities</b>	9,327,006.31
<b>Total Current Liabilities</b>	10,024,307.49
<b>Long Term Liabilities</b>	
3500000 · Long Term Liabilities	
3500100 · Notes Payable	4,254,341.20
3500200 · Cherokee - New WWTP (LT Liab)	18,813,340.00
3500300 · Bank of San Juan TDS Loan	4,001,597.69
3500400 · GTL Loan (LT Liab)	600,000.00
<b>Total 3500000 · Long Term Liabilities</b>	27,669,278.89
<b>Total Long Term Liabilities</b>	27,669,278.89
<b>Total Liabilities</b>	37,693,586.38
<b>Equity</b>	
4000000 · Retained Earnings	26,897,398.66
4000100 · Comprehensive Income	-19,052.14
Net Income	180,713.51
<b>Total Equity</b>	27,059,060.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>64,752,646.41</b>

**Meridian Service Metropolitan District**  
**Statement of Cash Flows - Unaudited**  
**January 2023**

	Jan 23
<b>OPERATING ACTIVITIES</b>	
Net Income	180,713.51
Adjustments to reconcile Net Income to net cash provided by operations:	
1400110 · Accounts Receivable	-1,004,709.45
1400115 · Accounts Receivable - Fund 15	144,095.82
1400116 · Accounts Receivable - Fund 16	251,375.42
1400130 · Accounts Receivable-Fund 30/50	41,817.20
1400140 · Accounts Receivable - Fund 40	335,171.25
1400150 · Accounts Receivable - Fund 50	228,036.14
1400200 · Accounts Receivable - Non UB	-29,705.63
1500100 · Prepaid Insurance	13,536.00
1500300 · Prepaid Rent	4,107.93
3000000 · Accounts Payable	177,039.30
3070400 · Conoco Credit Card	543.65
3110100 · Payroll Taxes Payable	-7,910.94
3110200 · Payroll Payable	-39,203.71
3110300 · Employee Paid Ins Contrib.	-3,422.06
3110400 · Retirement Payable	-1,964.54
3160000 · Deposits Held	-2,000.00
3180100 · GTL Loan (Current)	-300,000.00
	-12,480.11
Net cash provided by Operating Activities	-12,480.11
<b>INVESTING ACTIVITIES</b>	
2140100 · Vehicles & Equipment	29,388.20
2140300 · Vehicles & Equipment - Acc. Dep	-22,113.20
	7,275.00
Net cash provided by Investing Activities	7,275.00
<b>FINANCING ACTIVITIES</b>	
4000100 · Comprehensive Income	8,234.99
	8,234.99
Net cash provided by Financing Activities	8,234.99
Net cash increase for period	3,029.88
Cash at beginning of period	15,180,811.54
Cash at end of period	15,183,841.42

Meridian Service Metropolitan District  
2023 Tap Report

Counts	Date	Tap Receipt No.	Service Address	Filing #	Lot #	Builder	Tap Amt Paid	Meter Amt Paid	Check No.	Monthly Tap Totals
1	1/5/2023	3724	9711 Hidden Ranch Ct	Stonebridge 4	175	Campbell Homes	\$ 21,500.00	\$ 700.00	Epymnt/P23010402 - 3444415	
2	1/18/2023	3725	9762 Marble Canyon Wy	Stonebridge 4	20	Covington Homes	\$ 21,500.00	\$ 700.00	Wire/230118138892	
3	1/23/2023	3726	9721 Meridian Hills Tr	Stonebridge 4	187	Campbell Homes	\$ 21,500.00	\$ 700.00	Epymnt/P23012002 - 5894958	<b>\$ 64,500.00</b> Jan-3 Taps
4	1/30/2023	3727	9890 Hidden Ranch Ct	Stonebridge 4	203	Campbell Homes	\$ 21,500.00	\$ 700.00	Epymnt/P23012702 - 6883695	
5	2/2/2023	3728	12748 Enclave Scenic Dr	Stonebridge 4	67	Covington Homes	\$ 21,500.00	\$ 700.00	Wire/230202142489	
6	2/7/2023	3729	9851 Hidden Enclave Ct	Stonebridge 4	114	Covington Homes	\$ 21,500.00	\$ 700.00	Wire/230207109833	
7	2/8/2023	3730	13502 Woods Grove Dr	Rolling Hills Ranch 2	469	ZRH Construction	\$ 21,500.00	\$ 700.00	Epymnt/P23020702 - 8468204	<b>\$ 86,000.00</b> Feb - 4 Taps

Meridian Service Metropolitan District  
 2023 Tap and Meter Set Additional Fees Collected

(Initial) Tap Purchase Date	Tap Receipt No.	Service Address	Builder	Tap Fee Paid At Time of Purchase	Meter Set Fee Paid At Time of Purchase	Additional Tap Fees Due (Per Current Fee Schedule)	Additional Meter Set Fee Due (Per Current Fee Schedule)	Date Paid	Total Additional Amount Collected Prior to Meter Set		
12/29/2021	3492	12657 Windingwalk Dr	Campbell Homes	\$ 18,000.00	\$ 625.00	\$ 3,500.00	\$ 75.00	1/30/2022	\$ 3,575.00	<b>\$ 3,575.00</b>	<b>Jan-23</b>



**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
*Water, Wastewater, Parks and Recreation*  
11886 Stapleton Dr, Falcon, CO 80831  
719-495-6567, Fax 719-495-3349

**DATE:** February 23, 2023  
**TO:** MSMD Board of Directors  
**RE:** Finance Committee Report

On February 23, 2023 the Board's Finance Committee, Directors Gabrielski and Tom Sauer met with Jim Nikkel, General Manager and Jennette Coe, AFS Manager. The following is a summary of the meeting:

- The Finance Committee approved interim MSMD payments in the amount of \$189,270.25 and directed staff to add this to the Board's March 2023 agenda for ratification.

Submitted by:

A handwritten signature in black ink, which appears to read "Milton B. Gabrielski". The signature is written in a cursive style and is positioned above a horizontal line.

Milton B. Gabrielski, Finance Committee Chair

**Meridian Service Metropolitan District  
Vendor Payment Register Report - Summary  
Board Meeting - Payments to Ratify  
February 23, 2023**

<u>Date</u>	<u>Type</u>	<u>Vendor</u>	<u>Amount</u>
02/23/23	ePayment	Aqueous Solution Inc.	\$ 1,963.84
02/23/23	ePayment	Axis Business Technologies	\$ 294.30
02/23/23	Check	Badger Meter	\$ 217.32
02/23/23	ePayment	Browns Hill Engineering & Controls, LLC	\$ 2,981.20
02/23/23	ePayment	CEM Sales & Service	\$ 7,484.10
02/23/23	Vendor Direct	CenturyLink - FP	\$ 200.76
02/23/23	Vendor Direct	CenturyLink - LS	\$ 251.77
02/23/23	ePayment	Cherokee MD	\$ 50,346.80
02/23/23	Check	CIT-First Citizens Bank & Trust CO	\$ 177.92
02/23/23	ePayment	Club Automation, LLC	\$ 1,830.28
02/23/23	Vendor Direct	Comcast - MRRC	\$ 466.61
02/23/23	Vendor Direct	Comcast - Office	\$ 337.51
02/23/23	Check	CSDPL-Colo Special Districts Prop & Liab	\$ 469.00
02/23/23	ePayment	Divvy Pay LLC	\$ 12,186.22
02/23/23	Check	Grainger	\$ 3,187.72
02/23/23	Check	GTL Development Inc.	\$ 1,440.40
02/23/23	Check	Home Depot Credit Services	\$ 1,018.86
02/23/23	Vendor Direct	Johnson Controls Security Solutions	\$ 950.00
02/23/23	ePayment	Landmark Plumbing	\$ 7,619.38
02/23/23	Vendor Direct	LONG Building Technologies	\$ 1,275.00
02/23/23	Vendor Direct	Mug-A-Bug Pest Control	\$ 62.00
02/23/23	Check	MVEA	\$ 62,738.06
02/23/23	Check	Northern Tool & Equipment	\$ 930.72
02/23/23	Vendor Direct	O'Reilly Automotive	\$ 329.39
02/23/23	Vendor Direct	Rampart Supply Inc.	\$ 345.62
02/23/23	Check	Ross Electric-Enterprise, Inc.	\$ 6,569.34
02/23/23	Check	Shops at Meridian Ranch, LLC	\$ 4,219.53
02/23/23	ePayment	Starfish Aquatics Institute	\$ 129.00
02/23/23	ePayment	Surveying and Mapping, LLC	\$ 9,988.73
02/23/23	Check	Utility Notification Center of Colorado	\$ 183.18
02/23/23	Vendor Direct	Waste Management of Colorado Springs	\$ 1,247.54
02/23/23	Check	WHMD Woodmen Hills Metropolitan District	\$ 7,230.00
<b>Total Payments</b>	<b>32</b>	<b>Bill.com Total</b>	<b>\$ 188,672.10</b>
02/23/23	ACH	Club Auto	\$ 598.15
<b>Total Payments</b>	<b>33</b>	<b>Total Payments</b>	<b>\$ 189,270.25</b>

**Meridian Service Metropolitan District  
Vendor Payment Register Report - Summary  
Board Meeting - Payments to Approve  
March 8, 2023**

<u>Date</u>	<u>Payment Type</u>	<u>Vendor</u>	<u>Amount</u>
03/08/23	ePayment	All American Sports	\$ 1,050.00
03/08/23	ePayment	Aqueous Solution Inc.	\$ 6,478.52
03/08/23	Check	Badger Meter	\$ 5,517.60
03/08/23	Check	Bill's Equipment & Supply, Inc.	\$ 231.65
03/08/23	Check	Black Hills Energy	\$ 11,068.09
03/08/23	Vendor Direct	BrightView Landscape Services Inc.	\$ 9,087.00
03/08/23	ePayment	Browns Hill Engineering & Controls, LLC	\$ 11,901.20
03/08/23	ePayment	Carlson, Hammond & Paddock, LLC	\$ 9,629.70
03/08/23	Check	CEBT Payments	\$ 16,790.99
03/08/23	ePayment	CSU Colorado Springs Utilities	\$ 4,575.05
03/08/23	Check	Falcon Auto Repair & Tire, LLC	\$ 705.16
03/08/23	Check	Fitness Gallery	\$ 9,742.60
03/08/23	Check	HelloSpoke	\$ 766.96
03/08/23	ePayment	Jan-Pro of Southern Colorado	\$ 2,859.25
03/08/23	Check	John Deere Financial	\$ 3,004.17
03/08/23	ePayment	Landmark Plumbing	\$ 3,791.00
03/08/23	Check	Lytle Water Solutions, LLC	\$ 12,605.00
03/08/23	ePayment	Morgan Black	\$ 525.00
03/08/23	Vendor Direct	O'Reilly Automotive	\$ 94.08
03/08/23	Check	RESPEC (formerly JDS Hydro)	\$ 12,778.75
03/08/23	ePayment	Rob's Septic Service & Porta-Pot Rental	\$ 600.00
03/08/23	Vendor Direct	Safeway	\$ 25.85
03/08/23	Check	Shops at Meridian Ranch, LLC	\$ 80.44
03/08/23	Vendor Direct	Spencer Fane LLP	\$ 4,846.32
03/08/23	ePayment	Starfish Aquatics Institute	\$ 129.00
03/08/23	ePayment	Surveying and Mapping, LLC	\$ 6,671.64
03/08/23	ePayment	Swedish Industrial Coatings LLC	\$ 68,390.88
03/08/23	Vendor Direct	USA BlueBook	\$ 1,209.94
03/08/23	Check	VertiCloud Networks LLC	\$ 3,496.40
03/08/23	Vendor Direct	Waste Management of Colorado Springs	\$ 559.38

<b>Total Invoices</b>	<b>30</b>		<b>Bill.com Total</b>	<b>\$ 209,211.62</b>
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03/08/23	ACH	Conoco Fleet Services		\$ 2,735.66
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<b>Total Payments</b>	<b>31</b>		<b>Total Payments</b>	<b>\$ 211,947.28</b>
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**Payroll Transactions      02/01-02/28/23**

BOD Payroll:	\$ 430.60
Bi-weekly Payroll:	\$ 177,357.87
Payroll & HR Services:	\$ 685.34
<b>Total:</b>	<b>\$ 178,473.81</b>



## MSMD Operations Report for February 2023

February water operations completed the monthly Bac-T sampling with no issues. Monthly water meter reading and water usage performed on 2-23-22. All testing has been completed on the newly installed 16". Crews were out raising valve cans, broken trail sections, and general cleanup. The 2 MG tank blasting is making progress, a few days down due to weather but moving along. Clean-up at the tanks and around the filter plant continues. The office trailers have been relocated for future sewer tie in work. The filter plant effluent flow meter has all but failed, requiring an unscheduled replacement. The new meter is on site and final fitment parts have been ordered and will be installed as quick as possible.

Parks staff have been going through the play structures when not removing snow. February was another busy month for snow removal. A snow pusher box blade and truck mounted plow have been ordered and scheduled for delivery early March which will help snow removal efforts at the existing and second rec center once built. Continued low temperatures has limited daytime melt off. The Parks and Drainage Department will have a new addition at the end of March. An offer letter was sent to the potential candidate which he accepted and is moving forward with the hiring process.

Staff performed weekly infiltration gallery inspections and recorded water level logging data. Monthly flow measurement and calculations were taken on 2-21-23.

The irrigation pond has been drained in preparation for winter maintenance and removal of accumulated sediment and algae removal. The golf course is planning on start up end of March or first part of April

Wastewater operations staff completed weekly composite sampling and drop off to Cherokee. The filter plant manhole was also cleaned on 2-8-23 and 2-24-23. The elevated gas pressure and related work has been completed at the lift station. During elevated pressure work, other issues surfaced requiring additional maintenance. A couple maintenance companies have been contacted for trouble shooting and diagnosis. The new hire Eric has started and doing well in his new position and will be in the on-call roster shortly.

Upcoming or continued water tasks:

- Monthly meter reading (completed ~~1-23-23~~, ~~2-23-23~~)
- Monthly Bac-T sampling (~~Jan~~, Feb, Mar, Apr, May, Jun, Jul, Aug, Sept, Oct, Nov, Dec)
- 1<sup>st</sup> Quarter monitoring and-sampling (**dropped off on 3-1-23**)
- 2<sup>nd</sup> Quarter monitoring and sampling
- 3<sup>rd</sup> Quarter monitoring and sampling
- 4<sup>th</sup> Quarter monitoring and sampling
- **Sanitary Survey 2<sup>nd</sup> Quarter (Pending)**
- Lead and Copper Sampling (bi-yearly)

Upcoming or continued parks and drainage:

- Continue irrigation repairs/testing (in progress)
- **2023** annual backflow testing
- Irrigation spring start up (**Soon**)
- Irrigation winterization (**Not soon enough**)
- Continue fence repairs (in progress)
- Mulch/rock replacement in planter beds (in progress)
- Dead tree removal (in progress)

Upcoming or continued wastewater tasks:

- Sewer force main air vac maintenance/vault inspections (**on-going**)
- Sewer force main flow meter replacement/relocate
- Infiltration pit maintenance (**on-going**)
- Sewer line maintenance (**on-going**)

## Recreation Board Report

March 8th, 2023

### Usage Numbers February 1-28, 2023

Total Attendance – 11120

Group Ex – 779 Participants. Of those we received \$454 from non-members

Childcare attendance – 290

Parents Night Out – 31 children.

Parties – 2 pool parties

Revenue collected - **\$11,574.81**

### Pulse Check:

The recreation center maintained high usage numbers across general usage, as well as all programming. Youth basketball has begun with over 180 participants enrolled making up over 20 teams. BJJ had 21 participants in February and March registration looks similar. All swim lesson programming is maintaining strong registration.

For maintenance, we met with the design team from Art C Klein to go over the locker room remodel and are awaiting pricing the construction side. Looking to have the remodel complete by Memorial Day. In the pool we completed a deep filter cleaning, maintenance on the heaters, UV lamp replacement, and swapped our acid system to a larger reservoir. The heater in the vestibule is due to be completed on March 6<sup>th</sup>.

For March, we are now registering for indoor soccer which will begin on April 23<sup>rd</sup>. We are also planning for the two-week spring break that District 49 has from March 20-31<sup>st</sup>. The recreation center is hosting a blood drive on March 31<sup>st</sup> that is available for registration. Our outdoor Easter Egg Hunt is scheduled April 8<sup>th</sup> at Longview Park.



El Paso County, Colorado  
**CHUCK BROERMAN, TREASURER**

DATE January 8, 2023

**PROPERTY TAX STATEMENT  
 TAXES FOR 2022 DUE 2023**

**TYPE OF PROPERTY**  
 REAL PROPERTY  
**SCHEDULE (ACCOUNT) NUMBER**  
 42291-09-001  
**PROPERTY LOCATION**  
 10367 LAMBERT RD  
**PROPERTY DESCRIPTION**  
 TR A ROLLING HILLS RANCH FIL NO  
 1 AT MERIDIAN RANCH

26123

12262

42291-09-001  
 GTL INC  
 3575 KENYON ST STE 200  
 SAN DIEGO CA 92110



*Turned over to  
 MSMD  
 2/17/23*

TAX DISTRICT	SDJ	ACTUAL VALUE	\$	500	ASSESSED VALUE	\$	150
TAX RATE		TAX AUTHORITY			TAX AMOUNT		
0.007732		* EL PASO COUNTY			1.16		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.05		
0.045159		* EL PASO COUNTY SCHOOL NO 49			6.77		
0.003512		PIKES PEAK LIBRARY			0.53		
0.014886		FALCON FIRE PROTECTION			2.23		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			0.16		
0.031498		MERIDIAN RANCH METROPOLITAN			4.72		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			3.00		
		EL PASO COUNTY TABOR REFUND			-0.49		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.124179		<b>TOTAL TAX RATE</b>					
				<b>TOTAL TAXES PAYABLE</b>		<b>\$</b>	<b>18.13</b>

TAX AMOUNTS LESS THAN \$25.00  
 MUST BE PAID IN FULL BY APRIL 30TH

**NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.**

**PAYMENT COUPON 2**

**EL PASO COUNTY, COLORADO**  
 2ND HALF - DUE JUNE 15, 2023  
**NO SECOND HALF STATEMENT WILL BE MAILED**

**2023**

**SCHEDULE NUMBER** 42291-09-001  
**OWNER'S NAME** GTL INC  
**SECOND HALF AMOUNT DUE BY 6-15-2023**

Do you have a mortgage? Check with them before paying your taxes.  
 Include a stamped, self-addressed envelope for a printed receipt.

20234229109001017000000181300000018130

**PAYMENT COUPON 1**

**EL PASO COUNTY, COLORADO**  
 1ST HALF - DUE FEBRUARY 28, 2023 **OR**  
 FULL TAX - DUE MAY 1, 2023

**2023**

**SCHEDULE NUMBER** 42291-09-001  
**OWNER'S NAME** GTL INC  
**FIRST HALF AMOUNT DUE BY 2-28-2023**  
**FULL AMOUNT DUE BY 5-1-2023**

\$ 18.13  
 \$ 18.13

Do you have a mortgage? Check with them before paying your taxes.  
 Include a stamped, self-addressed envelope for a printed receipt.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
 TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:  
 EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
 EL PASO COUNTY TREASURER  
 P.O. BOX 2018  
 COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900  
 e-mail: trsweb@elpasoco.com

Office Location:  
 1675 Garden of the Gods Rd,  
 Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND  
 TAX RATE IS 0.045159  
 ABSENT STATE AID, IT WOULD HAVE  
 BEEN 0.219309

**ADDRESS CHANGE INFORMATION-  
 SEE REVERSE SIDE**



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT  
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

26125

SCHEDULE (ACCOUNT) NUMBER

42292-04-168

PROPERTY LOCATION

10594 ROLLING PEAKS DR

PROPERTY DESCRIPTION

TR B ROLLING HILLS RANCH FIL NO  
1 AT MERIDIAN RANCH

*Transferred to MSMD  
R6  
2/13/23*

12264

42292-04-168  
GTL INC  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110



TAX DISTRICT	SDJ	ACTUAL VALUE	\$	1,000	ASSESSED VALUE	\$	290
<b>TAX RATE</b>		<b>TAX AUTHORITY</b>			<b>TAX AMOUNT</b>		
0.007732		* EL PASO COUNTY			2.24		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.10		
0.045159		* EL PASO COUNTY SCHOOL NO 49			13.10		
0.003512		PIKES PEAK LIBRARY			1.02		
0.014886		FALCON FIRE PROTECTION			4.32		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			0.31		
0.031498		MERIDIAN RANCH METROPOLITAN			9.13		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			5.80		
		EL PASO COUNTY TABOR REFUND			-0.94		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
<b>0.124179</b>		<b>TOTAL TAX RATE</b>					
				<b>TOTAL TAXES PAYABLE</b>		<b>\$</b>	<b>35.08</b>

20234229204168018000000000000000000017541

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO  
2ND HALF - DUE JUNE 15, 2023  
NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 42292-04-168  
OWNER'S NAME GTL INC  
SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 17.54

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

20234229204168018000000175400000035080

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO  
1ST HALF - DUE FEBRUARY 28, 2023 OR  
FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 42292-04-168  
OWNER'S NAME GTL INC  
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 17.54  
FULL AMOUNT DUE BY 5-1-2023 \$ 35.08

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900  
e-mail: trsweb@elpasoco.com  
Office Location:

1675 Garden of the Gods Rd,  
Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND  
TAX RATE IS 0.045159  
ABSENT STATE AID, IT WOULD HAVE  
BEEN 0.219309

ADDRESS CHANGE INFORMATION-  
SEE REVERSE SIDE



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT  
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

25820

SCHEDULE (ACCOUNT) NUMBER

42203-03-093

PROPERTY LOCATION

11159 ROLLING MESA DR

PROPERTY DESCRIPTION

TR C ROLLING HILLS RANCH FIL NO  
1 AT MERIDIAN RANCH

*Turn over to  
MSMD  
R6.  
2/13/23*

11959

42203-03-093  
GTL INC  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110



TAX DISTRICT	SDJ	ACTUAL VALUE	\$	2,000	ASSESSED VALUE	\$	580
<b>TAX RATE</b>		<b>TAX AUTHORITY</b>			<b>TAX AMOUNT</b>		
0.007732		* EL PASO COUNTY			4.48		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.19		
0.045159		* EL PASO COUNTY SCHOOL NO 49			26.19		
0.003512		PIKES PEAK LIBRARY			2.04		
0.014886		FALCON FIRE PROTECTION			8.63		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			0.62		
0.031498		MERIDIAN RANCH METROPOLITAN			18.27		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			11.60		
		EL PASO COUNTY TABOR REFUND			-1.89		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.124179		<b>TOTAL TAX RATE</b>					
				<b>TOTAL TAXES PAYABLE</b>		<b>\$</b>	<b>70.13</b>

20234220303093017000000000000000035063

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900  
e-mail: trsweb@elpasoco.com

Office Location:  
1675 Garden of the Gods Rd,  
Suite 2100, Colo. Spgs., CO 80907  
YOUR SCHOOL DISTRICT GENERAL FUND  
TAX RATE IS 0.045159  
ABSENT STATE AID. IT WOULD HAVE  
BEEN 0.219309

ADDRESS CHANGE INFORMATION-  
SEE REVERSE SIDE

PAYMENT  
COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2023

NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER 42203-03-093

OWNER'S NAME GTL INC

SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 35.06

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

20234220303093017000000350700000070137

PAYMENT  
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2023 OR

FULL TAX - DUE MAY 1, 2023

SCHEDULE NUMBER 42203-03-093

OWNER'S NAME GTL INC

FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 35.07

FULL AMOUNT DUE BY 5-1-2023 \$ 70.13

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

25822

SCHEDULE (ACCOUNT) NUMBER

42203-04-005

PROPERTY LOCATION

11171 ROLLING MESA DR

PROPERTY DESCRIPTION

TR D ROLLING HILLS RANCH FIL NO
1 AT MERIDIAN RANCH

11961

42203-04-005

GTL INC

3575 KENYON ST STE 200

SAN DIEGO CA 92110



TURN OVER TO
MSMD
2/13/23

Table with columns: TAX DISTRICT, SDJ, ACTUAL VALUE, ASSESSED VALUE, TAX RATE, TAX AUTHORITY, TAX AMOUNT, TOTAL TAX RATE, TOTAL TAXES PAYABLE.

FEB 09 2023

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.045159
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.219309

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
2ND HALF - DUE JUNE 15, 2023
NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 42203-04-005
OWNER'S NAME GTL INC
SECOND HALF AMOUNT DUE BY 6-15-2023

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20234220304005010000000181300000018130

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
1ST HALF - DUE FEBRUARY 28, 2023 OR
FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 42203-04-005
OWNER'S NAME GTL INC
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 18.13
FULL AMOUNT DUE BY 5-1-2023 \$ 18.13

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.



SPECIAL WARRANTY DEED

THIS DEED, made this 13<sup>th</sup> day of February, 2023,  
Between GTL, INC., a California Corporation

a corporation duly organized and existing under and by virtue of the laws of the  
State of California, grantor(s)

and Meridian Service Metropolitan District

whose legal address is: 11886 Stapleton Drive  
Peyton, CO 80831

of the State of Colorado, grantee(s).

WITNESSETH, That the grantor(s) for and in consideration of the sum of TEN AND 00/100 DOLLARS, (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, described as follows:

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

- TRACT A - SCHEDULE NO. 42291-09-001
- TRACT B - SCHEDULE NO. 42292-04-168
- TRACT C - SCHEDULE NO. 42203-03-093
- TRACT D - SCHEDULE NO. 42203-04-005

COUNTY OF EL PASO  
STATE OF COLORADO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s) either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the grantee(s), its heirs, successors and assigns forever. The grantor(s), for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has caused its corporate name to be hereunto subscribed by its President, the day and year first above written.

Signed this 13<sup>th</sup> day of February, 2023.

GTL, INC., a California Corporation

By: [Signature]  
Raul Guzman, Vice President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

The forgoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2023, by Raul Guzman as Vice President of GTL, INC.

My Commission expires: July 26, 2023

Witness my hand and official seal. [Signature]  
Notary Public







El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT  
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

42291-09-002

PROPERTY LOCATION

0 ROLLING PEAKS DR

PROPERTY DESCRIPTION

TR: E ROLLING HILLS RANCH FIL 2  
AT MERIDIAN RANCH

26124

12263

42291-09-002  
GTL INC  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110



*Turned over  
TO  
MSMD  
ALB  
2/13/23*

TAX DISTRICT	SDJ	ACTUAL VALUE	\$	350	ASSESSED VALUE	\$	100
TAX RATE		TAX AUTHORITY			TAX AMOUNT		
0.007732		* EL PASO COUNTY			0.77		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.03		
0.045159		* EL PASO COUNTY SCHOOL NO 49			4.52		
0.003512		PIKES PEAK LIBRARY			0.35		
0.014886		FALCON FIRE PROTECTION			1.49		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			0.11		
0.031498		MERIDIAN RANCH METROPOLITAN			3.15		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			2.00		
		EL PASO COUNTY TABOR REFUND			-0.33		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.124179		<b>TOTAL TAX RATE</b>					
				<b>TOTAL TAXES PAYABLE</b>		<b>\$</b>	<b>12.09</b>

TAX AMOUNTS LESS THAN \$25.00  
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

**PAYMENT COUPON 2**

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2023

NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 42291-09-002

OWNER'S NAME GTL INC

SECOND HALF AMOUNT DUE BY 6-15-2023

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

20234229109002015000000120900000012092

**PAYMENT COUPON 1**

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2023 OR

FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 42291-09-002

OWNER'S NAME GTL INC

FIRST HALF AMOUNT DUE BY 2-28-2023

FULL AMOUNT DUE BY 5-1-2023

\$ 12.09

\$ 12.09

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900  
e-mail: trsweb@elpasoco.com

Office Location:  
1675 Garden of the Gods Rd,  
Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND

TAX RATE IS 0.045159

ABSENT STATE AID, IT WOULD HAVE  
BEEN 0.219309

ADDRESS CHANGE INFORMATION-  
SEE REVERSE SIDE



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT  
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

42203-12-012

PROPERTY LOCATION

0 ROLLING RANCH DR

PROPERTY DESCRIPTION

TR: F ROLLING HILLS RANCH FIL 2  
AT MERIDIAN RANCH

25867

12006

42203-12-012  
GTL INC  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110



*Turned over to  
msmd  
2/17/23  
R26*

TAX DISTRICT	SDJ	ACTUAL VALUE	\$	500	ASSESSED VALUE	\$	150
<b>TAX RATE</b>		<b>TAX AUTHORITY</b>			<b>TAX AMOUNT</b>		
0.007732		* EL PASO COUNTY			1.16		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.05		
0.045159		* EL PASO COUNTY SCHOOL NO 49			6.77		
0.003512		PIKES PEAK LIBRARY			0.53		
0.014886		FALCON FIRE PROTECTION			2.23		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			0.16		
0.031498		MERIDIAN RANCH METROPOLITAN			4.72		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			3.00		
		EL PASO COUNTY TABOR REFUND			-0.49		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.124179		<b>TOTAL TAX RATE</b>					
					<b>TOTAL TAXES PAYABLE</b>	<b>\$</b>	<b>18.13</b>

FEB 15 2023

TAX AMOUNTS LESS THAN \$25.00  
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO  
2ND HALF - DUE JUNE 15, 2023  
NO SECOND HALF STATEMENT WILL BE MAILED

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
TREASURER.ELPASOCO.COM

2023

SCHEDULE NUMBER 42203-12-012

OWNER'S NAME GTL INC

SECOND HALF AMOUNT DUE BY 6-15-2023

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

20234220312012016000000181300000018130

TELEPHONE 719-520-7900  
e-mail: trsweb@elpasoco.com  
Office Location:

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO  
1ST HALF - DUE FEBRUARY 28, 2023 OR  
FULL TAX - DUE MAY 1, 2023

1675 Garden of the Gods Rd,  
Suite 2100, Colo. Spgs., CO 80907  
YOUR SCHOOL DISTRICT GENERAL FUND  
TAX RATE IS 0.045159  
ABSENT STATE AID, IT WOULD HAVE  
BEEN 0.219309

2023

SCHEDULE NUMBER 42203-12-012

OWNER'S NAME GTL INC

FIRST HALF AMOUNT DUE BY 2-28-2023

\$ 18.13

FULL AMOUNT DUE BY 5-1-2023

\$ 18.13

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

ADDRESS CHANGE INFORMATION-  
SEE REVERSE SIDE



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT  
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

42204-03-091

PROPERTY LOCATION

0 MORNING HILLS DR

PROPERTY DESCRIPTION

TR: G ROLLING HILLS RANCH FIL 2  
AT MERIDIAN RANCH

26078

12217

42204-03-091  
GTL INC  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110



*Turned over to MSMD 2/13/23*

TAX DISTRICT	SDJ	ACTUAL VALUE	\$	5,000	ASSESSED VALUE	\$	1,450
TAX RATE		TAX AUTHORITY			TAX AMOUNT		
0.007732		* EL PASO COUNTY			11.21		
0.000330		EPC ROAD & BRIDGE (UNSHARED)			0.48		
0.045159		* EL PASO COUNTY SCHOOL NO 49			65.48		
0.003512		PIKES PEAK LIBRARY			5.09		
0.014886		FALCON FIRE PROTECTION			21.58		
0.001062		* UPPER BLK SQUIRREL CRK GROUND WATER			1.54		
0.031498		MERIDIAN RANCH METROPOLITAN			45.67		
0.020000		MERIDIAN RANCH METRO 2018 SUBDISTRICT			29.00		
		EL PASO COUNTY TABOR REFUND			-4.72		
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.124179		<b>TOTAL TAX RATE</b>					
				<b>TOTAL TAXES PAYABLE</b>			<b>\$ 175.33</b>

20234220403091010000000000000000000087668

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

**PAYMENT COUPON 2**

EL PASO COUNTY, COLORADO  
2ND HALF - DUE JUNE 15, 2023  
NO SECOND HALF STATEMENT WILL BE MAILED

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
TREASURER.ELPASOCO.COM

**2023**

SCHEDULE NUMBER 42204-03-091

OWNER'S NAME GTL INC

SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 87.66

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

202342204030910100000000876700000175337

TELEPHONE 719-520-7900  
e-mail: trsweb@elpasoco.com

**PAYMENT COUPON 1**

EL PASO COUNTY, COLORADO  
1ST HALF - DUE FEBRUARY 28, 2023 OR  
FULL TAX - DUE MAY 1, 2023

Office Location:  
1675 Garden of the Gods Rd,  
Suite 2100, Colo. Spgs., CO 80907  
YOUR SCHOOL DISTRICT GENERAL FUND  
TAX RATE IS 0.045159  
ABSENT STATE AID, IT WOULD HAVE BEEN 0.219309

**2023**

SCHEDULE NUMBER 42204-03-091

OWNER'S NAME GTL INC

FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 87.67

FULL AMOUNT DUE BY 5-1-2023 \$ 175.33

Do you have a mortgage? Check with them before paying your taxes.  
Include a stamped, self-addressed envelope for a printed receipt.

ADDRESS CHANGE INFORMATION-  
SEE REVERSE SIDE



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

42204-01-061

PROPERTY LOCATION

0 ROLLING PEAKS DR

PROPERTY DESCRIPTION

TR: H ROLLING HILLS RANCH FIL 2
AT MERIDIAN RANCH

26003

12142

42204-01-061
GTL INC
3575 KENYON ST STE 200
SAN DIEGO CA 92110



Turned over
to m.s.m.d
2/13/23

Table with columns: TAX DISTRICT, SDJ, ACTUAL VALUE, ASSESSED VALUE, TAX RATE, TAX AUTHORITY, TAX AMOUNT, TOTAL TAX RATE, TOTAL TAXES PAYABLE.

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com
Office Location:

1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.045159
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.219309

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT COUPON 2
EL PASO COUNTY, COLORADO
2ND HALF - DUE JUNE 15, 2023
NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 42204-01-061
OWNER'S NAME GTL INC
SECOND HALF AMOUNT DUE BY 6-15-2023

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20234220401061015000000036200000003628

PAYMENT COUPON 1
EL PASO COUNTY, COLORADO
1ST HALF - DUE FEBRUARY 28, 2023 OR
FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 42204-01-061
OWNER'S NAME GTL INC
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 3.62
FULL AMOUNT DUE BY 5-1-2023 \$ 3.62

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

SPECIAL WARRANTY DEED

THIS DEED, made this 13<sup>th</sup> day of February, 2023,  
Between GTL, INC., a California Corporation

a corporation duly organized and existing under and by virtue of the laws of the  
State of California, grantor(s)

and Meridian Service Metropolitan District

whose legal address is: 11886 Stapleton Drive  
Peyton, CO 80831

of the State of Colorado, grantee(s).

WITNESSETH, That the grantor(s) for and in consideration of the sum of TEN AND 00/100 DOLLARS, (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, described as follows:

ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH

TRACT E - SCHEDULE NO. 42291-09-002

TRACT F - SCHEDULE NO. 42203-12-012

TRACT G - SCHEDULE NO. 42204-03-091

TRACT H - SCHEDULE NO. 42204-01-061

COUNTY OF EL PASO  
STATE OF COLORADO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s) either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the grantee(s), its heirs, successors and assigns forever. The grantor(s), for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has caused its corporate name to be hereunto subscribed by its President, the day and year first above written.

Signed this 13<sup>th</sup> day of February, 2023.

GTL, INC., a California Corporation

By: [Signature]  
Raul Guzman, Vice President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

The forgoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2023, by Raul Guzman as Vice President of GTL, INC.

My Commission expires: July 26, 2023

Witness my hand and official seal. [Signature]  
Notary Public







El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY

REAL PROPERTY

25875

SCHEDULE (ACCOUNT) NUMBER

42203-12-020

PROPERTY LOCATION

0 ROLLING PEAKS DR

PROPERTY DESCRIPTION

TR: B ROLLING HILLS RANCH FIL 3
AT MERIDIAN RANCH

Handwritten note: OK TO TURN OVER TO MSMD 2/13/23 RB

12014

42203-12-020
GTL INC
3575 KENYON ST STE 200
SAN DIEGO CA 92110



Table with columns: TAX DISTRICT, SDJ, ACTUAL VALUE, ASSESSED VALUE, TAX RATE, TAX AUTHORITY, TAX AMOUNT. Includes totals for tax rate and taxes payable.

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2023

NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 42203-12-020

OWNER'S NAME GTL INC

SECOND HALF AMOUNT DUE BY 6-15-2023

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20234220312020019000000133100000013316

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2023 OR

FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 42203-12-020

OWNER'S NAME GTL INC

FIRST HALF AMOUNT DUE BY 2-28-2023

\$ 13.31

FULL AMOUNT DUE BY 5-1-2023

\$ 13.31

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.045159
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.219309

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

SPECIAL WARRANTY DEED

THIS DEED, made this 13<sup>th</sup> day of February, 2023,  
Between GTL, INC., a California Corporation

a corporation duly organized and existing under and by virtue of the laws of the  
State of California, grantor(s)

and Meridian Service Metropolitan District

whose legal address is: 11886 Stapleton Drive  
Peyton, CO 80831

of the State of Colorado, grantee(s).

WITNESSETH, That the grantor(s) for and in consideration of the sum of TEN AND 00/100 DOLLARS, (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, described as follows:

ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH

TRACT B - SCHEDULE NO. 42203-12-020

COUNTY OF EL PASO  
STATE OF COLORADO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s) either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the grantee(s), its heirs, successors and assigns forever. The grantor(s), for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has caused its corporate name to be hereunto subscribed by its President, the day and year first above written.

Signed this 13<sup>th</sup> day of February, 2023.

GTL, INC., a California Corporation

By: [Signature]  
Raul Guzman, Vice President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

The forgoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2023, by Raul Guzman as Vice President of GTL, INC.

My Commission expires: July 26, 2023

Witness my hand and official seal. [Signature]  
Notary Public

