

Saddle Ridge Metropolitan District

**Forecasted Surplus Cash Balances
And
Cash Receipts and Disbursements**

April 4, 2018

CONTENTS

	Page
ACCOUNTANT'S REPORT	1
UNIT DEVELOPMENT AND VALUATION BY CONSTRUCTION YEAR.....	2
SUMMARY OF ASSESSED VALUATION AND POTENTIAL TAXES GENERATED.....	4
SUMMARY OF BOND ISSUANCES.....	5
FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSMENTS- DEBT SERVICE FUND.....	6
SUPPLEMENTARY INFORMATION:	
SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS AND ACCOUNTING POLICIES	9



Accountant's Report

April 4, 2018

Board of Directors
Saddle Ridge Metropolitan District
Town of Gypsum, Eagle County, Colorado

I have compiled the accompanying forecasted surplus cash balances and cash receipts and disbursements for the Debt Service Fund of Saddle Ridge Metropolitan District (the "District") for the calendar years 2019 through 2055 (the "forecast"), in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting, in the form of a forecast, information that is the representation of the District's Board of Directors and does not include evaluation of the support for the assumptions underlying the forecast. I have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying schedules or assumptions. However, we did become aware of a departure from the guidelines for presentation of a forecast established by the AICPA, which is described below. Furthermore, because events and circumstances frequently do not occur as expected, there will usually be differences between the forecasted and actual results, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

As discussed in Note 3, the forecast is presented on the cash basis of accounting, whereas the historical financial statements for the forecast period are expected to be presented in conformity with generally accepted accounting principles on the accrual basis for government wide statements and the modified accrual basis for individual fund financial statements for all funds of the District by fund type.

Guidelines for presentation of a forecast established by the AICPA require disclosure of the differences resulting from the use of a different basis of accounting in the forecast than that expected to be used in the historical financial statements for the period. Accordingly, if the AICPA presentation guidelines were followed, the titles in the forecast would indicate that the presentation reflects the following: surplus cash balances and the cash received and disbursed rather than net assets or fund balances and the revenue and expenses or expenditures that would be recognized under generally accepted accounting principles based on the accrual basis and the modified accrual basis of accounting.

I am not independent with respect to Saddle Ridge Metropolitan District.

Marchetti & Weaver, LLC

Edwards, CO

Unit Development and Valuation By Construction Year

Unit Type	2018			2019			2020			2021		
	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase
RESIDENTIAL:												
Mountain Cottages	285,000	16	4,560,000	299,250	11	3,291,750	314,213	10	3,142,125	329,923	32	10,557,540
Grand Mountain Cottages	365,000	4	1,460,000	383,250	2	766,500	402,413	2	804,825	422,533	6	2,535,199
RV Combo	295,000	11	3,245,000	309,750	23	7,124,250	325,238	14	4,553,325	341,499	5	1,707,497
Active Adult Mountain Cottage			-	350,000	10	3,500,000	367,500	7	2,572,500	385,875		-
Active Adult Lake Home			-	495,000	12	5,940,000	519,750	11	5,717,250	545,738	40	21,829,500
Active Adult Club Cottage			-	465,000	24	11,160,000	488,250	36	17,577,000	512,663	-	-
Center Condo (Net Sales Price/SF)	260		-	273	4,200	1,146,600	287	8,400	2,407,860	301	12,600	3,792,380
Total Residential ACTUAL Value Increase			9,265,000			32,929,100			36,774,885			40,422,115
Assessment Rate			7.20%			7.20%			7.20%			7.20%
Total Residential ASSESSED Value Increase			667,080			2,370,895			2,647,792			2,910,392
COMMERCIAL:												
Retail Cottages			-	235,000	5	1,175,000	246,750	5	1,233,750	259,088	1	259,088
Center Retail (Net Price/SF)	175		-	175	4,200	735,000	180	8,400	1,514,100	186	12,600	2,339,285
Center Office (Net Price/SF)	175		-	175	4,200	735,000	180	8,400	1,514,100	186	12,600	2,339,285
Storage (Net Price/SF)	100		-	103	5,212	536,836	106	5,212	552,941	109	5,212	569,529
Warehouse Business (Net Price/SF)	150		-	155		-	159	13,000	2,068,755	164		-
Warehouse RV Storage (Net Price/SF)	130		-	134		-	138		-	142	13,000	1,846,709
Hotel			-			-			-			-
Total Commercial ACTUAL Value Increase			-			3,181,836			6,883,646			7,353,894
Assessment Rate			29.00%			29.00%			29.00%			29.00%
Total Commercial ASSESSED Value Increase			-			922,732			1,996,257			2,132,629
Total ACTUAL Value Increase			9,265,000			36,110,936			43,658,531			47,776,010
Total ASSESSED Value Increase			667,080			3,293,628			4,644,049			5,043,022

Unit Development and Valuation By Construction Year

Unit Type	2022			2023			2024			2025		
	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase	Per Unit Valuation	Units Completed	Valuation Increase
RESIDENTIAL:												
Mountain Cottages	346,419	28	9,699,740	363,740	35	12,730,909	381,927	21	8,020,472	401,024	-	-
Grand Mountain Cottages	443,660	-	-	465,843	3	1,397,528	489,135	-	-	513,592	-	-
RV Combo	358,574	4	1,434,297	376,503	-	-	395,328	-	-	415,095	-	-
Active Adult Mountain Cottage	405,169	-	-	425,427	-	-	446,699	-	-	469,033	-	-
Active Adult Lake Home	573,024	38	21,774,926	601,676	16	9,626,810	631,759	38	24,006,856	663,347	10	6,633,473
Active Adult Club Cottage	538,296	12	6,459,548	565,210	36	20,347,575	593,471	24	14,243,302	623,144	18	11,216,601
Center Condo (Net Sales Price/SF)	316	8,400	2,654,666	332	8,400	2,787,399	348	-	-	366	-	-
Total Residential ACTUAL Value Increase			42,023,177			46,890,220			46,270,631			17,850,074
Assessment Rate			7.20%			7.20%			7.20%			7.20%
Total Residential ASSESSED Value Increase			3,025,669			3,376,096			3,331,485			1,285,205
COMMERCIAL:												
Retail Cottages	272,042	-	-	285,644	-	-	299,926	-	-	314,922	-	-
Center Retail (Net Price/SF)	191	8,400	1,606,309	197	8,400	1,654,498	203	-	-	209	-	-
Center Office (Net Price/SF)	191	8,400	1,606,309	197	8,400	1,654,498	203	-	-	209	-	-
Storage (Net Price/SF)	113	5,214	586,840	116	-	-	119	-	-	123	-	-
Warehouse Business (Net Price/SF)	169	-	-	174	-	-	179	-	-	184	-	-
Warehouse RV Storage (Net Price/SF)	146	-	-	151	-	-	155	-	-	160	-	-
Hotel	275	43,120	11,858,000	-	-	-	-	-	-	-	-	-
Total Commercial ACTUAL Value Increase			15,657,458			3,308,996			-			-
Assessment Rate			29.00%			29.00%			29.00%			29.00%
Total Commercial ASSESSED Value Increase			4,540,663			959,609			-			-
Total ACTUAL Value Increase			57,680,634			50,199,216			46,270,631			17,850,074
Total ASSESSED Value Increase			7,566,331			4,335,705			3,331,485			1,285,205

Summary of Assessed Valuation and Potential Taxes Generated

Construction		6% Biannual Valuation Increase	New Residential AV	New Commercial AV	Less Removal of Land Values	Total Ending AV	Operations	Debt Service
Year	Budget Year						Beginning AV	Assuming 15 Mills
2018	2020	539,200	667,080	-	(16,177)	1,206,280	18,094	42,220
2019	2021	1,206,280	2,370,895	922,732	(63,052)	4,499,908	67,499	157,497
2020	2022	4,499,908	2,647,792	1,996,257	(76,230)	9,413,951	141,209	329,488
2021	2023	9,413,951	2,910,392	2,132,629	(83,419)	14,456,973	216,855	505,994
2022	2024	14,456,973	3,025,669	4,540,663	(100,713)	22,890,723	343,361	801,175
2023	2025	22,890,723	3,376,096	959,609	(87,650)	27,226,427	408,396	952,925
2024	2026	27,226,427	1,633,586	3,331,485	(80,791)	32,191,498	482,872	1,126,702
2025	2027	32,191,498	1,285,205	-	(31,167)	33,476,704	502,151	1,171,685
2026	2028	33,476,704	2,008,602	-	-	35,485,306	532,280	1,241,986
2027	2029	35,485,306	-	-	-	35,485,306	532,280	1,241,986
2028	2030	35,485,306	2,129,118	-	-	37,614,424	564,216	1,316,505
2029	2031	37,614,424	-	-	-	37,614,424	564,216	1,316,505
2030	2032	37,614,424	2,256,865	-	-	39,871,290	598,069	1,395,495
2031	2033	39,871,290	-	-	-	39,871,290	598,069	1,395,495
2032	2034	39,871,290	2,392,277	-	-	42,263,567	633,954	1,479,225
2033	2035	42,263,567	-	-	-	42,263,567	633,954	1,479,225
2034	2036	42,263,567	2,535,814	-	-	44,799,381	671,991	1,567,978
2035	2037	44,799,381	-	-	-	44,799,381	671,991	1,567,978
2036	2038	44,799,381	2,687,963	-	-	47,487,344	712,310	1,662,057
2037	2039	47,487,344	-	-	-	47,487,344	712,310	1,662,057
2038	2040	47,487,344	2,849,241	-	-	50,336,585	755,049	1,761,780
2039	2041	50,336,585	-	-	-	50,336,585	755,049	1,761,780
2040	2042	50,336,585	3,020,195	-	-	53,356,780	800,352	1,867,487
2041	2043	53,356,780	-	-	-	53,356,780	800,352	1,867,487
2042	2044	53,356,780	3,201,407	-	-	56,558,187	848,373	1,979,537
2043	2045	56,558,187	-	-	-	56,558,187	848,373	1,979,537
2044	2046	56,558,187	3,393,491	-	-	59,951,678	899,275	2,098,309
2045	2047	59,951,678	-	-	-	59,951,678	899,275	2,098,309
2046	2048	59,951,678	3,597,101	-	-	63,548,778	953,232	2,224,207
2047	2049	63,548,778	-	-	-	63,548,778	953,232	2,224,207
2048	2050	63,548,778	3,812,927	-	-	67,361,705	1,010,426	2,357,660
2049	2051	67,361,705	-	-	-	67,361,705	1,010,426	2,357,660
2050	2052	67,361,705	4,041,702	-	-	71,403,407	1,071,051	2,499,119
2051	2053	71,403,407	-	-	-	71,403,407	1,071,051	2,499,119
2052	2054	71,403,407	4,284,204	-	-	75,687,612	1,135,314	2,649,066
2053	2055	75,687,612	-	-	-	75,687,612	1,135,314	2,649,066

Summary of Bond Issuances

Series 2022 Bonds					Series 2025 Bonds						
Issuance Date	12/1/2022				12/1/2025						
Principal Amount	10,000,000				11,000,000						
Interest Rate	6.00%				6.00%						
Term (Years)	30				30						
Sources:											
Bond Proceeds	10,000,000				11,000,000						
Total Sources of Funds	10,000,000				11,000,000						
Uses:											
Project Funds	8,828,000				8,795,000						
Reserve Fund	747,000				1,100,000						
Capitalized Interest	70,000				690,000						
Cost of Issuance	355,000				415,000						
Total Uses of Funds	10,000,000				11,000,000						
Year	Principal Due	Interest Due	Total Due	Remaining Balance	Principal Due	Interest Due	Total Due	Remaining Balance	Assessed Value	Debt to Assessed %	
2022				10,000,000					9,413,951	106%	
2023	-	600,000	600,000	10,000,000			-		14,456,973	69%	
2024	-	600,000	600,000	10,000,000			-		22,890,723	44%	
2025	146,000	600,000	746,000	9,854,000			-	11,000,000	27,226,427	77%	
2026	155,000	591,240	746,240	9,699,000	-	660,000	660,000	11,000,000	32,191,498	64%	
2027	164,000	581,940	745,940	9,535,000	-	660,000	660,000	11,000,000	33,476,704	61%	
2028	174,000	572,100	746,100	9,361,000	-	660,000	660,000	11,000,000	35,485,306	57%	
2029	184,000	561,660	745,660	9,177,000	-	660,000	660,000	11,000,000	35,485,306	57%	
2030	195,000	550,620	745,620	8,982,000	-	660,000	660,000	11,000,000	37,614,424	53%	
2031	207,000	538,920	745,920	8,775,000	-	660,000	660,000	11,000,000	37,614,424	53%	
2032	219,000	526,500	745,500	8,556,000	-	660,000	660,000	11,000,000	39,871,290	49%	
2033	233,000	513,360	746,360	8,323,000	20,000	660,000	680,000	10,980,000	39,871,290	48%	
2034	247,000	499,380	746,380	8,076,000	50,000	658,800	708,800	10,930,000	42,263,567	45%	
2035	261,000	484,560	745,560	7,815,000	70,000	655,800	725,800	10,860,000	42,263,567	44%	
2036	277,000	468,900	745,900	7,538,000	90,000	651,600	741,600	10,770,000	44,799,381	41%	
2037	294,000	452,280	746,280	7,244,000	110,000	646,200	756,200	10,660,000	44,799,381	40%	
2038	311,000	434,640	745,640	6,933,000	130,000	639,600	769,600	10,530,000	47,487,344	37%	
2039	330,000	415,980	745,980	6,603,000	150,000	631,800	781,800	10,380,000	47,487,344	36%	
2040	350,000	396,180	746,180	6,253,000	170,000	622,800	792,800	10,210,000	50,336,585	33%	
2041	371,000	375,180	746,180	5,882,000	195,000	612,600	807,600	10,015,000	50,336,585	32%	
2042	393,000	352,920	745,920	5,489,000	220,000	600,900	820,900	9,795,000	53,356,780	29%	
2043	417,000	329,340	746,340	5,072,000	250,000	587,700	837,700	9,545,000	53,356,780	27%	
2044	442,000	304,320	746,320	4,630,000	280,000	572,700	852,700	9,265,000	56,558,187	25%	
2045	468,000	277,800	745,800	4,162,000	315,000	555,900	870,900	8,950,000	56,558,187	23%	
2046	496,000	249,720	745,720	3,666,000	355,000	537,000	892,000	8,595,000	59,951,678	20%	
2047	526,000	219,960	745,960	3,140,000	405,000	515,700	920,700	8,190,000	59,951,678	19%	
2048	557,000	188,400	745,400	2,583,000	465,000	491,400	956,400	7,725,000	63,548,778	16%	
2049	591,000	154,980	745,980	1,992,000	530,000	463,500	993,500	7,195,000	63,548,778	14%	
2050	626,000	119,520	745,520	1,366,000	600,000	431,700	1,031,700	6,595,000	67,361,705	12%	
2051	664,000	81,960	745,960	702,000	675,000	395,700	1,070,700	5,920,000	67,361,705	10%	
2052	702,000	42,120	744,120	-	755,000	355,200	1,110,200	5,165,000	71,403,407	7%	
2053					1,585,000	309,900	1,894,900	3,580,000	71,403,407	5%	
2054					1,720,000	214,800	1,934,800	1,860,000	75,687,612	2%	
2055					1,860,000	111,600	1,971,600	-	75,687,612	0%	
TOTAL	10,000,000	12,084,480	22,084,480		11,000,000	16,542,900	27,542,900				

Forecasted Surplus Cash Balances and Cash Receipts and Disbursements- Debt Service Fund

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Assessed Valuation	539,200	1,206,280	4,499,908	9,413,951	14,456,973	22,890,723	27,226,427	32,191,498	33,476,704	35,485,306	35,485,306	37,614,424	37,614,424
Mill Levy Rate	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Revenues													
Property Taxes	18,872	42,220	157,497	329,488	505,994	801,175	952,925	1,126,702	1,171,685	1,241,986	1,241,986	1,316,505	1,316,505
Specific Ownership Taxes	944	2,111	7,875	16,474	25,300	40,059	47,646	56,335	58,584	62,099	62,099	65,825	65,825
Interest Income	-	5	6	19	18,181	16,867	2,049	38,809	34,445	30,918	28,751	26,549	25,824
Total Revenues	19,816	44,336	165,378	345,982	549,475	858,101	1,002,620	1,221,847	1,264,714	1,335,003	1,332,836	1,408,879	1,408,154
Expenditures:													
Treasurers Fees	566	1,267	4,725	9,885	15,180	24,035	28,588	33,801	35,151	37,260	37,260	39,495	39,495
2022 Bonds- Principal				-	-	-	146,000	155,000	164,000	174,000	184,000	195,000	207,000
2022 Bonds- Interest				-	600,000	600,000	600,000	591,240	581,940	572,100	561,660	550,620	538,920
2025 Bonds- Principal				-	-	-	-	-	-	-	-	-	-
2025 Bonds- Interest				-	-	-	-	660,000	660,000	660,000	660,000	660,000	660,000
Total Expenditures	566	1,267	4,725	9,885	615,180	624,035	774,588	1,440,041	1,441,091	1,443,360	1,442,920	1,445,115	1,445,415
Other Sources & Uses:													
Bond Proceeds				10,000,000			11,000,000						
Cost of Issuance				(355,000)			(415,000)						
Developer Repayment	(19,000)	(43,000)	(160,000)	(9,073,000)	-	(975,000)	(8,975,000)	-	-	-	-	-	-
Total Other Sources & Uses	(19,000)	(43,000)	(160,000)	572,000	-	(975,000)	1,610,000	-	-	-	-	-	-
Change in Fund Balance	249	69	653	908,097	(65,705)	(740,934)	1,838,032	(218,194)	(176,376)	(108,357)	(110,084)	(36,236)	(37,261)
Beginning Fund Balance	-	249	319	972	909,069	843,365	102,431	1,940,463	1,722,268	1,545,892	1,437,535	1,327,451	1,291,215
Ending Fund Balance	249	319	972	909,069	843,365	102,431	1,940,463	1,722,268	1,545,892	1,437,535	1,327,451	1,291,215	1,253,955
Fund Balance Breakdown:													
Reserve Fund				747,000	747,000	-	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Capitalized Interest				70,000	4,295	-	690,000	471,806	295,429	187,073	76,989	40,753	3,492
Surplus Fund	249	319	972	92,069	92,069	102,431	150,463	150,463	150,463	150,463	150,463	150,463	150,463
Total Fund Balance	249	319	972	909,069	843,365	102,431	1,940,463	1,722,268	1,545,892	1,437,535	1,327,451	1,291,215	1,253,955
Debt to Assessed %	=	=	=	=	=	=	=	=	=	=	=	=	=
				106%	69%	44%	77%	64%	61%	57%	57%	53%	53%

Forecasted Surplus Cash Balances and Cash Receipts and Disbursements- Debt Service Fund

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Assessed Valuation	39,871,290	39,871,290	42,263,567	42,263,567	44,799,381	44,799,381	47,487,344	47,487,344	50,336,585	50,336,585	53,356,780	53,356,780	56,558,187
Mill Levy Rate	33.943	34.997	33.685	34.060	32.485	32.813	31.219	31.478	29.914	30.203	28.733	29.049	27.664
Revenues													
Property Taxes	1,353,351	1,395,376	1,423,648	1,439,497	1,455,308	1,470,002	1,482,507	1,494,807	1,505,769	1,520,316	1,533,100	1,549,961	1,564,626
Specific Ownership Taxes	67,668	69,769	71,182	71,975	72,765	73,500	74,125	74,740	75,288	76,016	76,655	77,498	78,231
Interest Income	25,079	3,079	3,079	3,079	3,080	3,079	3,080	3,079	3,080	3,079	3,080	3,080	3,080
Total Revenues	1,446,098	1,468,223	1,497,910	1,514,551	1,531,153	1,546,582	1,559,712	1,572,626	1,584,137	1,599,411	1,612,835	1,630,539	1,645,937
Expenditures:													
Treasurers Fees	40,601	41,861	42,709	43,185	43,659	44,100	44,475	44,844	45,173	45,609	45,993	46,499	46,939
2022 Bonds- Principal	219,000	233,000	247,000	261,000	277,000	294,000	311,000	330,000	350,000	371,000	393,000	417,000	442,000
2022 Bonds- Interest	526,500	513,360	499,380	484,560	468,900	452,280	434,640	415,980	396,180	375,180	352,920	329,340	304,320
2025 Bonds- Principal	-	20,000	50,000	70,000	90,000	110,000	130,000	150,000	170,000	195,000	220,000	250,000	280,000
2025 Bonds- Interest	660,000	660,000	658,800	655,800	651,600	646,200	639,600	631,800	622,800	612,600	600,900	587,700	572,700
Total Expenditures	1,446,101	1,468,221	1,497,889	1,514,545	1,531,159	1,546,580	1,559,715	1,572,624	1,584,153	1,599,389	1,612,813	1,630,539	1,645,959
Other Sources & Uses:													
Bond Proceeds													
Cost of Issuance													
Developer Repayment	(1,100,000)	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Sources & Uses	(1,100,000)	-	-	-	-	-	-	-	-	-	-	-	-
Change in Fund Balance	(1,100,003)	2	20	7	(6)	2	(3)	2	(17)	21	22	0	(22)
Beginning Fund Balance	1,253,955	153,952	153,954	153,974	153,981	153,975	153,976	153,973	153,976	153,959	153,980	154,002	154,003
Ending Fund Balance	153,952	153,954	153,974	153,981	153,975	153,976	153,973	153,976	153,959	153,980	154,002	154,003	153,981
Fund Balance Breakdown:													
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Capitalized Interest													
Surplus Fund	153,952	153,954	153,974	153,981	153,975	153,976	153,973	153,976	153,959	153,980	154,002	154,003	153,981
Total Fund Balance	153,952	153,954	153,974	153,981	153,975	153,976	153,973	153,976	153,959	153,980	154,002	154,003	153,981
Debt to Assessed %	= 49%	= 48%	= 45%	= 44%	= 41%	= 40%	= 37%	= 36%	= 33%	= 32%	= 29%	= 27%	= 25%

Forecasted Surplus Cash Balances and Cash Receipts and Disbursements- Debt Service Fund

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
Assessed Valuation	56,558,187	59,951,678	59,951,678	63,548,778	63,548,778	67,361,705	67,361,705	71,403,407	71,403,407	75,687,612	75,687,612	
Mill Levy Rate	27.971	26.731	27.205	26.207	26.788	25.821	26.395	25.418	25.975	25.022	23.504	
Revenues												
Property Taxes	1,581,989	1,602,568	1,630,985	1,665,423	1,702,345	1,739,347	1,778,012	1,814,932	1,854,704	1,893,855	1,778,962	48,454,928
Specific Ownership Taxes	79,099	80,128	81,549	83,271	85,117	86,967	88,901	90,747	92,735	94,693	88,968	2,422,766
Interest Income	3,080	3,080	3,079	3,080	3,080	3,080	3,080	3,080	3,079	3,079	3,079	318,334
Total Revenues	1,664,168	1,685,776	1,715,614	1,751,774	1,790,542	1,829,394	1,869,993	1,908,758	1,950,518	1,991,627	1,871,009	51,196,028
Expenditures:												
Treasurers Fees	47,460	48,077	48,930	49,963	51,070	52,180	53,340	54,448	55,641	56,816	53,369	1,453,648
2022 Bonds- Principal	468,000	496,000	526,000	557,000	591,000	626,000	664,000	702,000	-	-	-	10,000,000
2022 Bonds- Interest	277,800	249,720	219,960	188,400	154,980	119,520	81,960	42,120	-	-	-	12,084,480
2025 Bonds- Principal	315,000	355,000	405,000	465,000	530,000	600,000	675,000	755,000	1,585,000	1,720,000	1,860,000	11,000,000
2025 Bonds- Interest	555,900	537,000	515,700	491,400	463,500	431,700	395,700	355,200	309,900	214,800	111,600	16,542,900
Total Expenditures	1,664,160	1,685,797	1,715,590	1,751,763	1,790,550	1,829,400	1,870,000	1,908,768	1,950,541	1,991,616	2,024,969	51,081,028
Other Sources & Uses:												
Bond Proceeds												21,000,000
Cost of Issuance												(770,000)
Developer Repayment	-	-	-	-	-	-	-	-	-	-	-	(20,345,000)
Total Other Sources & Uses	-	-	-	-	-	-	-	-	-	-	-	(115,000)
Change in Fund Balance	8	(21)	24	11	(8)	(7)	(8)	(10)	(23)	12	(153,960)	0
Beginning Fund Balance	153,981	153,989	153,969	153,993	154,004	153,996	153,990	153,982	153,972	153,949	153,960	-
Ending Fund Balance	153,989	153,969	153,993	154,004	153,996	153,990	153,982	153,972	153,949	153,960	0	0
Fund Balance Breakdown:												
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	(20,345,000)
Capitalized Interest												
Surplus Fund	153,989	153,969	153,993	154,004	153,996	153,990	153,982	153,972	153,949	153,960	0	20,345,000
Total Fund Balance	153,989	153,969	153,993	154,004	153,996	153,990	153,982	153,972	153,949	153,960	0	0
Debt to Assessed %	= 23%	= 20%	= 19%	= 16%	= 14%	= 12%	= 10%	= 7%	= 5%	= 2%	= 0%	= 0%

SADDLE RIDGE METROPOLITAN DISTRICT

SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS AND ACCOUNTING POLICIES

April 4, 2018

NOTE 1) NATURE AND LIMITATION OF FORECAST

This forecast of financial information is for the purpose of a financial analysis of the proposed service plan amendment of Saddle Ridge Metropolitan District (“the District”). The District is located in the Town of Gypsum (the “Town”), Eagle County (the “County”), Colorado. The forecast is to display how the proposed bonds will be repaid from the cash receipts and disbursements of the District under the following assumptions.

This financial forecast is based on an anticipated issuances of limited tax general obligation bonds in the amount \$10,000,000 in 2020 and \$11,000,000 in 2025.

This financial forecast presents, to the best knowledge and belief of the Board of Directors of the District (collectively “Management”) the District’s expected cash position and results of cash receipts and disbursements for the forecast period for the District’s Debt Service Fund based off of development and valuation projections provided by the developer, Red Table Ventures, LLC if (a) such bonds are issued; (b) if development, unit sales, and unit sale prices are achieved; and (c) assessed values of the District increase by 3% biannually (in addition to other assumptions contained in the financial forecast). Accordingly, the forecast reflects Management’s judgement, as of April 4, 2018, the date of this forecast, of the expected conditions within the District and the District’s expected course of action based upon such conditions.

The assumptions disclosed herein are those that Management believes are significant to the forecast; however, they are not all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Assumptions relating to the market values of the property in the Development (described below) are particularly sensitive as they relate to the forecast. A small variation in these assumptions could have a large effect on the forecasted results. There is a high probability that the forecasted assessed values derived from these assumptions will vary from the actual future assessed values.

NOTE 2) ORGANIZATION

The District is a quasi-municipal corporation and a political subdivision of the State created pursuant to the Special District Act. The District was formed on November 20, 2001 pursuant to an Order and Decree of the Eagle County District Court, which was recorded with the Eagle County Clerk and Recorder on March 6, 2002. The Town of Gypsum (the “Town”) approved a Service Plan on October 23, 2001, as amended on December 9, 2008, and which is proposed to be amended again in 2018. The Service Plan generally provides that the District is intended to provide a part or all of various public improvements (as specified therein) necessary and appropriate for the Development as described therein.

SADDLE RIDGE METROPOLITAN DISTRICT

SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS AND ACCOUNTING POLICIES

April 4, 2018

NOTE 3) BASIS OF ACCOUNTING

The basis of accounting for this forecast is the cash basis, which is a basis of accounting that is different from that allowed by generally accepted accounting principles under which the District will prepare its financial statements.

NOTE 4) PROPERTY TAXES

The District's primary source of revenues (cash receipts) will be ad valorem property taxes. The property taxes are based on the assessed valuation of the property within the Districts as determined by the Eagle County Assessor and the mill levy rate as established on an annual basis by the Districts' Board of Directors and set by the Eagle County Board of Commissioners. A mill is 1/1,000 of the assessed valuation.

The forecast is based on the District setting the debt service mill levy rate at the rate of 35 mills for general obligation debt service throughout the forecast period, unless a lower mill levy is sufficient to cover debt service costs. The maximum mill levy is 50 mills, subject to adjustments explained below.

The District's assessed valuation is subject to adjustment by the Colorado Gallagher Amendment which requires that State-wide residential assessed values must be approximately 45% of the total assessed values in the State with commercial and other assessed values making up the other 55% of the assessed values in the State. In order to maintain this 45%/55% ratio, the commercial assessment rate is established at 29% of the actual value of commercial property (including vacant land and developed lots) and the residential assessment rate fluctuates.

This forecast has included the current residential assessment rate of 7.20% throughout the term of the forecast period, since it is assumed that in the event the residential assessment ratio changes, Management will increase or decrease the mill levy (as authorized under the District's Service Plan), so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

The assessed value in the District has been assumed to increase by 3% in each biannual reassessment year thereafter.

NOTE 5) SPECIFIC OWNERSHIP TAXES

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on automobile licensing within the County as a whole. The specific ownership taxes collected are allocated by the County Treasurer proportionately to all property taxing entities within the County. The District's share of specific ownership taxes have been assumed to be 5% of the property taxes collected.

SADDLE RIDGE METROPOLITAN DISTRICT

**SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS
AND ACCOUNTING POLICIES**

April 4, 2018

NOTE 6) INTEREST INCOME

The forecast includes a revenue for interest income which is assumed to be 2% of fund balances.

NOTE 7) TREASURER'S FEES

The forecast includes an expense for Eagle County Treasurer's fees which are presently 3% of the property taxes collected.

NOTE 8) DEBT SERVICE

The forecast anticipates the issuance by the District of the Series 2022 Bonds on December 1, 2022 in the amount of \$10,000,000 and the 2025 Bonds on December 1, 2025 in the amount of \$11,000,000. The proceeds from the sale of the Bonds will be used to: (i) finance public improvements related to the Development; (ii) fund the Reserve Fund; (iii) fund the Capitalized Interest Fund; and (iv) pay the costs of issuing the Bonds.

The Bonds are assumed to bear interest at 6%, payable semi-annually on June 1 and December 1, beginning the year after the Bonds are issued. Annual mandatory sinking fund principal payments are due on December 1.

NOTE 9) OPERATING COSTS

The general operations of the District are expected to be funded through an operating mill levy based on the needs of the District, subject to limits outlined in the service plan.