

APPENDIX A
RED SKY RANCH/HOLLAND CREEK METROPOLITAN DISTRICT
SCHEDULE OF FEES AND CHARGES
EFFECTIVE: May 1, 2025

WATER FEES

1. Residential Water Tap Fee

Red Sky Ranch/Holland Creek Metropolitan District Water Tap Fee is \$17,730 per unit up to one (1) Single Family Equivalent (SFE), plus \$3.30 per square foot thereafter, plus \$7.90 per square foot for a private swimming pool, outdoor hot tub, or landscape water feature. Single Family Equivalent (SFE) is a defined unit of customer use impact to the water and/or wastewater systems equal to the impact of 2.3 persons occupying a residential unit, 1 SFE is up to 3,000 square feet. Area is calculated on the gross square foot measurement to include the outside walls, unfinished areas, and concrete basements, excluding garages, attics and multi-unit common spaces. Property owner shall be required to obtain a letter from an Architect or Engineer certifying the size of the building using the District's definition of square footage. (Minimum \$17,730) Payment of the tap fee and installation of the permanent meter in a meter pit for construction water during home construction is required unless a waiver is obtained in writing from the District. *Water Tap Fees are due in full no later than one year after the issuance of the building permit or at the time of issuance of a temporary or final certificate of occupancy, whichever occurs first.*

Expansion or Remodel of Existing Residential Units:

Any additions to an existing residential unit will be assessed a tap fee for the additional square footage over the already paid tap fee square footage.

2. Incremental Plant Investment Fee

Red Sky Ranch/Holland Creek Metropolitan District incremental plant investment fee is \$2,070 per SFE. See item 1 above for the definition of SFE.

3. Commercial and Irrigation Uses

Commercial or Irrigation use may be on a separate master meter or, for mixed uses, may be on the same meter as the Residential/Hotel units, if the property owner provides the District with an Engineer's or Architect's assessment of the meter size necessary to serve the commercial and irrigation fixtures involved. The Red Sky Ranch/Holland Creek Metropolitan District will consider this assessment in the District's determination of appropriate meter size. The meter size is determined by the fixture count assessment according to the Uniform Plumbing Code. The District requires that each commercial meter two inches (2") or larger have a bypass installed. Commercial and irrigation tap fees are to be determined on a case-by-case basis as the need arises and dependent on the anticipated water usage. Commercial tap fees are intended to be comparable to residential tap fees.

4. Water Service Fees

Water service fee charges become effective the day of the payment of the tap fee and are billed monthly, in arrears. Additional square footage added could result in a recalculation of Single Family Equivalents (SFE) for service charge calculation. (Definition of SFE can be found above in Item 1).

For Metered Accounts

- **Tier 1** – a monthly charge of \$72.10 per SFE (as defined in Item 1 above) plus \$9.60 per thousand gallons up to 25,000 gallons.
- **Tier 2** – All usage over and above the Tier 1 usage will be charged at a rate of \$16.80 per thousand gallons up to 40,000 gallons.
- **Tier 3** – All usage above the combined Tiers 1 and 2 will be charged at a rate of \$24.00 per thousand gallons.

For Unmetered Accounts

Accounts with broken meters, or unmetered accounts (such as during the construction period) shall be charged a flat fee of \$340.00 per single-family equivalent per month or an amount consistent with historic use, whichever the District deems most appropriate.

For Permitted Irrigation of New Initial Site Landscaping

For accounts that obtain a Special Purpose Irrigation Permit for use between May and September of a given year to facilitate grow in of newly landscaped yards and/or re-vegetation of native areas disturbed by home and/or utility construction water service fees will be invoiced as defined above in Item 4; Tier 1, with excess usage above Tier 1 invoiced at rates in Item 4 tier 2. No Item 4, tier 3 rates will be applied.

5. Fire hydrant Meters Policy

Fire hydrant meter use is permitted between April 15 and October 15, provided freezing temperatures are not occurring. The customer is responsible for any damage to fire hydrants or fire hydrant meters, which includes vandalism and freezing. A deposit of \$2,500 is required, which is fully refundable, provided that the meter is returned in good condition and there is no damage to the fire hydrant. A \$250 installation and removal charge, payable in advance, is required (non-refundable). The rental rate shall be \$250 per week, plus the water usage rates as described in Item 4, Tiers 1, 2 & 3. Short term use of fire hydrant meters is allowed without a deposit. The cost to the customer is \$125.00 per hour plus the water usage fee as described above.

Fire hydrant water shall not be used for drinking purposes at any time. A relocate fee of \$125.00 to move the fire hydrant meter from one fire hydrant to another is required.

Only District personnel are permitted to move fire hydrant meters. Contractors will be subject to a penalty if they attempt to move or alter a fire hydrant meter.

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WASTEWATER FEES

6. Residential Wastewater System Engineering & Installation Fees

A) For Individual Sewage Disposal Systems regulated and permitted under Chapter IV of Eagle County Land Use Regulations for (currently defined in Section 4.01.05 of such regulations as individual sewage disposal systems with a design capacity of 2,000 gallons or less per day), the Wastewater System Fees are due in two components, an Engineering Fee and an Installation Fee as follows:

1. A Wastewater System Engineering Fee of \$5,790 is due at the time of submittal of plans to the Design Review Board.
2. A Wastewater System Installation Fee of \$71,000 for Common Drainfield Residential systems or \$109,200 for Individual Residential systems is due at the issuance of the building permit. Upon completion of construction and final approval of the Wastewater Treatment System a reconciliation of all direct costs incurred plus 10% for the District's overhead shall be compared with the total funds deposited with the District and any surplus shall be returned or any shortfall shall be paid as an additional fee. *Wastewater System Installation Fees are due in full at the issuance of the building permit.*

B) For Domestic Wastewater Treatment Systems regulated by Title 25, Article 8, Part 7 C.R.S., the licensing, permitting and construction of such systems will be conducted under authority of the State of Colorado, Water Quality Control Division and the Wastewater System Installation fee will be actual costs incurred by the District plus 10% for District overhead will be due as follows:

1. A Wastewater System Engineering Fee deposit for the estimated cost of design and permitting plus 10% *will be due at the time of submittal of site plans to the Design Review Board.* The District will invoice 110% of actual direct costs incurred by the District for design and permitting of the wastewater system which will be charged against such deposit. If 110% of the actual direct costs incurred ultimately are less than the amount of the deposit then upon completion of the design and permitting of the system the unexpended funds shall be applied toward construction of the system. If 110% of the actual direct costs incurred exceed the amount of the deposit then an additional deposit for 110% of the then estimated additional costs to be incurred will be due prior to additional work being performed.
2. Upon completion of the design and permitting, prior to the District entering into a contract for construction of the system, funds in the amount of 110% of the construction contract shall be deposited with the District. No change orders increasing the amount of the construction contract shall be entered into by the District unless additional funds in the amount of 110% of such change orders have been deposited with the District.
3. Upon completion of construction and final approval of the Wastewater Treatment System a reconciliation of all direct costs incurred plus 10% for the District's

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overhead shall be compared with the total funds deposited with the District and any surplus shall be returned or any shortfall shall be paid as an additional fee.

Expansion or Remodel of Existing Wastewater Systems:

Any additions to an existing wastewater system will be assessed at a minimum a fee for the additional square footage over the already paid fees square footage. If substantial improvements or replacement of the system is necessary customer will be responsible for all actual costs of improvements related to the expansion or remodel.

Irrigation uses on a separate meter are not subject to District wastewater fees or monthly wastewater service base fee.

7. Wastewater Service Fee

Wastewater Operations & Maintenance fees for commercial facilities *become effective the day of the payment of the installation fee* and are billed monthly at a rate of \$53.50 per SFE up to 5,000 gallons per SFE and \$13.70 per 1,000 gallons thereafter.

Wastewater Operations & Maintenance fee for a residence *becomes effective the day of the payment of the installation fee* and is billed at a fixed fee of \$120.50 month (per residence).

Wastewater Operations & Maintenance fees for systems licensed under Article 8, Title 25, C.R.S. 1972 of the Colorado State Regulations will be billed a minimum monthly fee of \$212.00 per residence plus all actual costs including 10% overhead for amounts over the \$212.00 minimum.