



December 4, 2024

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203

RE: Catamount Metropolitan District

LG ID# 54033

Attached is the 2025 Budget for the Catamount Metropolitan District in Routt County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on October 14, 2024. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Routt County is 30.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$30,198,900, the total property tax revenue is \$905,967.00. A copy of the certification of mill levies sent to the County Commissioners for Routt County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Routt County, Colorado.

Sincerely,

A handwritten signature in blue ink that reads "Eric Weaver".

Eric Weaver  
District Administrator

Enclosure(s)

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*Administrative & Financial Management Provided By Marchetti & Weaver, LLC*

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# CATAMOUNT METROPOLITAN DISTRICT

## 2025 BUDGET MESSAGE

The attached 2025 Budget for Catamount Metropolitan District includes these important features:

Catamount Metropolitan District (Formerly Lake Catamount Metropolitan District No. 2) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to construct, operate and maintain:

- a water system and water treatment and delivery facilities and infrastructure
- a sanitary sewer system and other waste disposal facilities and infrastructure
- a roadway system
- a cable television system
- parks and recreational facilities, programs and services
- mosquito control facilities, programs and services
- transportation facilities, programs and services

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

## 2025 BUDGET STRATEGY

The primary services to be provided/delivered to the District's constituents during the budget year are the following:

- a water system and water treatment and delivery facilities and infrastructure
- a sanitary sewer system and other waste disposal facilities and infrastructure
- a roadway system
- certain recreational facilities

The District's strategy in preparing the 2025 budget is to strive to provide the scope of services desired by the property owners and residents of the District in the most economic manner possible. The District has determined that the most equitable way to fund the services to be provided is through a combination of assessments and property taxes against all the properties in the District.

**RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT**

**TO ADOPT 2025 BUDGET**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CATAMOUNT METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Catamount Metropolitan District has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on October 14, 2024 and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Catamount Metropolitan District, Routt County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Catamount Metropolitan District for the year stated above, as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management's best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

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**RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)**

**TO SET MILL LEVIES**

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Catamount Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on October 14, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$905,967.00 and;

WHEREAS, the Catamount Metropolitan District finds that it desires to temporarily lower the general operating mill levy to render a refund for \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds, notes and interest is \$0.00, and;

WHEREAS, the 2024 valuation for assessment for the Catamount Metropolitan District, as certified by the County Assessor is \$30,198,900.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO:

- Section 1. That for the purposes of meeting all general operating expenses of the Catamount Metropolitan District during the 2025 budget year, there is hereby levied a tax of 30.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills.
- Section 3. That for the purpose of meeting all capital expenditures of the Catamount Metropolitan District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

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**RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)**

**TO SET MILL LEVIES (CONTINUED)**

- Section 4. That for the purpose of meeting all payments for bonds, notes and interest of the Catamount Metropolitan District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Routt County, Colorado, the mill levies for the Catamount Metropolitan District as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Routt County, Colorado, the mill levies for the Catamount Metropolitan District as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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**RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)**

**TO APPROPRIATE SUMS OF MONEY**  
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 14, 2024, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Operating Expenditures	\$ 621,955
Water and Sewer Operating Expenditures	206,423
Capital Expenditures	<u>587,336</u>
TOTAL GENERAL FUND:	\$ 1,415,713

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RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)

TO ADOPT 2025 BUDGET, SET MILL LEVIES AND  
APPROPRIATE SUMS OF MONEY  
(CONTINUED)

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 14th day of October, 2024.

Attest: *Erin Wilson*

Title: *Secretary*

*Catamount Metro District*

By: *John P. Holloway*  
*John P. Holloway, President*

**CATAMOUNT METROPOLITAN DISTRICT  
COMBINED BALANCE SHEET  
August 31, 2024**

**Modified Accrual Basis**

	<b>General Fund</b>	<b>Replace- ment Fund</b>	<b>Fixed Assets and Long- Term Debt</b>	<b>Total Combined</b>
Cash				
Alpine Bank Checking	105,142			105,142
ColoTrust	3,032,468			3,032,468
Due From (To) Other Funds	(2,705,396)	2,705,396		-
<b>Total Cash</b>	<b>432,214</b>	<b>2,705,396</b>	<b>-</b>	<b>3,137,610</b>
Other Current Assets				
Property Tax Receivable	-			-
Accounts Rec - Bd Member Health Insurance	-			-
Accounts Receivable - Customers	(3,440)			(3,440)
Accrued Interest Receivable	-			-
Due From County Treasurer	-			-
Other Receivables	-			-
Prepaid Insurance	-			-
<b>Total Current Assets</b>	<b>428,774</b>	<b>2,705,396</b>	<b>-</b>	<b>3,134,170</b>
Property, Plant & Equipment			23,454,308	23,454,308
Accumulated Depreciation			(14,182,803)	(14,182,803)
<b>Total Assets</b>	<b>428,774</b>	<b>2,705,396</b>	<b>9,271,505</b>	<b>12,405,675</b>
Liabilities:				
Accounts Payable	57,983			57,983
Payroll Liabilities	(194)			(194)
Deferred Property Taxes	-			-
Retainage Payable		-		-
Bond Payable - Series 2006			-	-
Bond Payable - Series 2009			-	-
<b>Total Liabilities</b>	<b>57,789</b>	<b>-</b>	<b>-</b>	<b>57,789</b>
Net Assets				
Investment in Fixed Assets, Net of Related Debt			9,271,505	9,271,505
General Fund Balance	370,986		-	370,986
Restricted by Bond Documents			-	-
Replacement Fund Reserve Total		2,705,396		2,705,396
<b>Total Net Assets</b>	<b>370,986</b>	<b>2,705,396</b>	<b>9,271,505</b>	<b>12,347,886</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>428,774</b>	<b>2,705,396</b>	<b>9,271,505</b>	<b>12,405,675</b>
	=	=	=	=
	-	-	-	-



**CATAMOUNT METROPOLITAN DISTRICT**  
**Summary Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Actual, Budget and Forecast for the Periods Indicated**

Forecasted Inflation: 3%

	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	2026 Forecast	2027 Forecast	Budget Comments
<b>Revenues &amp; Other Sources of Funds</b>											
Assessed Value	20,905,510	29,675,850		29,675,850				30,198,900	32,010,834	33,930,000	Assume 6% increase in 2026 Max per service plan Went away in 2024 since bonds are paid off Maximize taxes to minimize fees 35 mill max with debt, 30 mill max without
Operations Mill Levy	30,000	30,000		30,000			30,000	30,000	30,000		
Debt Service Mill Levy	1,740	-		-			-	-	-		
Temporary Mill Levy Reduction	-	-		-			-	-	-		
Net Mill Levy To be Collected	31,740	30,000		30,000			30,000	30,000	30,000		
Property Tax Revenues	663,541	890,276		890,276			905,967	960,325	1,017,900		
Lots	98	98		98			98	98	98		
Developer Parcels	7	7		7			7	7	7		
<b>Total Lots and Parcels</b>	<b>105</b>	<b>105</b>		<b>105</b>			<b>105</b>	<b>105</b>	<b>105</b>		
Service Fee Per Lot/ Parcel	3,500	2,000		2,000			2,300	2,700	3,000	Based on anticipated needs	
Water Fund Fee Per Lot	-	-		-			-	-	-		
<b>Total Fees Per Lot/Parcel</b>	<b>3,500</b>	<b>2,000</b>		<b>2,000</b>			<b>2,300</b>	<b>2,700</b>	<b>3,000</b>		
Property Taxes, Net of Abatements	658,523	890,276	890,276	890,643	890,643	884,934	5,709	905,967	960,325	1,017,900	30 mill Max Per Service Plan For Ops
State Backfill of Lost Property Taxes		30,041	30,041	27,064	27,064	30,041	(2,977)	-	-	-	None Anticipated For 2025
Specific Ownership Taxes	46,538	40,062	40,062	53,417	32,449	23,370	9,079	54,358	57,620	61,074	6% of Property Taxes
Service Contract Fees-Lots	343,000	196,000	196,000	196,000	196,000	196,000	(0)	225,400	264,600	294,000	Rate Times Quantity
Service Contract Fees-Club & Parcels	53,870	28,823	28,823	28,823	28,823	28,823	-	33,631	39,480	43,867	Based on calculation
Out of District Fees (Morgenstern)	6,039	6,220	6,220	6,354	6,354	6,220	134	6,545	6,741	6,943	Morgenstern invoice
Interest Income	126,572	110,000	110,000	140,000	98,987	73,333	25,654	102,000	107,000	115,000	4% of Fund Balance
Late Fees	2,037	2,000	2,000	2,000	471	1,333	(862)	2,000	2,000	2,000	Fees on delinquent balances
Other Income	9,255	3,000	3,000	3,000	200	2,000	(1,800)	4,000	4,000	4,000	Estoppel Fees, Ins Grant, & Misc Other
Open Space Assess Interest Income	-	-	-	-	-	-	-	-	-	-	All collected
Assessment for Parcel Purchase	-	-	-	-	-	-	-	-	-	-	All collected
Snow Removal Charges	1,575	1,250	1,250	1,875	1,875	938	938	1,777	1,830	1,885	Based on prior years
Agriculture Lease & Haying Operations	3,675	2,000	2,000	2,000	2,000	2,000	-	2,923	3,010	3,101	Metro Ranch & other misc
CROA Storage Income	600	600	600	600	600	600	-	600	600	600	\$600 per year
<b>Total General Revenues</b>	<b>1,251,684</b>	<b>1,310,272</b>	<b>1,310,272</b>	<b>1,351,775</b>	<b>1,285,465</b>	<b>1,249,592</b>	<b>35,874</b>	<b>1,339,200</b>	<b>1,447,206</b>	<b>1,550,369</b>	
Water Tap Fees	9,450	11,000	11,000	7,506	7,506	11,000	(3,494)	11,000	11,000	11,000	Averages \$11,000 per lot, assume 1/ yr
Water User Fees	123,643	113,500	113,500	150,000	50,927	49,656	1,271	125,000	128,750	132,613	Assume less excess water usage
Water Meter Sales	1,900	1,500	1,500	-	-	1,500	(1,500)	1,500	1,545	1,591	New construction
Sewer User Fees	73,354	80,675	80,675	80,675	40,134	40,337	(204)	83,396	85,835	87,818	Sewer Exp & Repl. Reserve
CROA Contribution- Meter Project	-	-	-	-	-	-	-	-	-	-	
<b>Total Water and Sewer Revenues</b>	<b>208,347</b>	<b>206,675</b>	<b>206,675</b>	<b>238,181</b>	<b>98,567</b>	<b>102,494</b>	<b>(3,927)</b>	<b>220,896</b>	<b>227,130</b>	<b>233,022</b>	
<b>Total Combined Revenues</b>	<b>1,460,030</b>	<b>1,516,947</b>	<b>1,516,947</b>	<b>1,589,956</b>	<b>1,384,032</b>	<b>1,352,085</b>	<b>31,947</b>	<b>1,560,096</b>	<b>1,674,336</b>	<b>1,783,391</b>	

**CATAMOUNT METROPOLITAN DISTRICT**  
**Financial Report Supporting Schedules**  
**Actual, Budget and Forecast for the Periods Indicated**

	<b>2023 Audited Actual</b>	<b>2024 Adopted Budget</b>	<b>2024 Amended Budget</b>	<b>2024 Forecast</b>	<b>8 Months Ended 08/31/24 Actual</b>	<b>8 Months Ended 08/31/24 Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2025 Adopted Budget</b>	<b>2026 Forecast</b>	<b>2027 Forecast</b>	<b>Budget Comments</b>
<b>Expenditures</b>											
General and Admin Exp. Page 4	160,632	182,563	182,563	168,717	129,772	147,702	17,930	180,156	186,659	193,426	Page 3
Operating Expense Page 4	83,323	77,525	77,525	86,993	51,162	60,284	9,122	88,251	90,799	93,424	Page 3
Road, Dam & Landscape Maint. Page 4	77,244	92,176	92,176	81,101	27,196	47,919	20,723	97,988	100,928	103,955	Page 3
District Labor Page 5	243,444	243,803	243,803	259,560	167,973	169,592	1,619	255,560	261,497	267,545	Page 4
<b>Total General Operating Expenditures</b>	<b>564,643</b>	<b>596,067</b>	<b>596,067</b>	<b>596,371</b>	<b>376,103</b>	<b>425,497</b>	<b>49,393</b>	<b>621,955</b>	<b>639,883</b>	<b>658,351</b>	
Water Maintenance Page 5	130,546	135,317	135,317	139,517	71,009	94,493	23,483	140,627	144,299	148,137	Page 5
Sewer Maintenance Page 5	56,643	61,175	61,175	64,675	42,608	43,485	877	65,796	67,660	69,568	Page 5
<b>Total Water &amp; Sewer Operating Expend.</b>	<b>187,189</b>	<b>196,491</b>	<b>196,491</b>	<b>204,191</b>	<b>113,617</b>	<b>137,978</b>	<b>24,361</b>	<b>206,423</b>	<b>211,959</b>	<b>217,705</b>	
Principal Page 5	35,000	-	-	-	-	-	-	-	-	-	Page 5
Interest Page 5	(13)	-	-	-	-	-	-	-	-	-	Page 5
<b>Total Debt Service Expenditures</b>	<b>34,987</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Transfer to Replacement Fund</b>	<b>672,800</b>	<b>724,000</b>	<b>724,000</b>	<b>789,500</b>	<b>724,000</b>	<b>724,000</b>	<b>-</b>	<b>737,600</b>	<b>823,475</b>	<b>906,850</b>	Page 6
<b>Surplus (Deficit)</b>	<b>411</b>	<b>388</b>	<b>388</b>	<b>(106)</b>	<b>170,312</b>	<b>64,611</b>	<b>105,701</b>	<b>(5,881)</b>	<b>(981)</b>	<b>485</b>	
Beginning Fund Balance - General Fund	200,263	200,026	200,674	200,674	200,674	200,026	648	200,568	194,687	193,706	Roll-forward from prior year forecast
<b>Ending Fund Balance - General Fund</b>	<b>200,674</b>	<b>200,415</b>	<b>201,062</b>	<b>200,568</b>	<b>370,986</b>	<b>264,637</b>	<b>106,348</b>	<b>194,687</b>	<b>193,706</b>	<b>194,191</b>	Roughly 1/4 of annual expenses
<b>Components of Fund Balance:</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
Reserved For Operations	200,674	200,415	201,062	200,568	370,986	-	-	194,687	193,706	194,191	Per Above
Restricted By Bonds	-	-	-	-	-	-	-	-	-	-	See Page 6
Designated For Capital	2,117,903	2,171,841	2,127,694	2,339,580	2,705,396	-	-	2,489,844	2,670,687	2,630,880	See Page 6
<b>Total Fund Balance- All Funds</b>	<b>2,318,577</b>	<b>2,372,256</b>	<b>2,328,756</b>	<b>2,540,148</b>	<b>3,076,381</b>	<b>-</b>	<b>-</b>	<b>2,684,531</b>	<b>2,864,393</b>	<b>2,825,071</b>	
<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

**CATAMOUNT METROPOLITAN DISTRICT**  
**Financial Report Supporting Schedules**  
**Actual, Budget and Forecast for the Periods Indicated**

	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	2026 Forecast	2027 Forecast	Budget Comments
<b>G&amp;A Expenses</b>											
Accounting & Administration	45,458	51,000	51,000	51,000	34,763	34,660	(103)	55,000	56,650	58,350	Based on prior years
Billing Fees	1,656	1,850	1,850	1,850	1,760	1,388	(373)	1,906	1,963	2,022	Based on prior years
Audit Fees	7,500	7,700	7,700	7,700	7,700	7,700	-	7,500	7,688	7,919	Per Crady Puca
Computer	6,701	3,000	3,000	3,000	1,694	2,000	306	3,000	6,000	4,000	Per Joel
Insurance - Package Policy	37,547	41,000	41,000	40,602	40,602	41,000	398	45,000	46,350	47,741	Estimated 10% Increase
Legal - General	666	2,400	2,400	2,400	1,702	1,600	(102)	2,472	2,546	2,623	Based on prior years
Legal - Water Rights Protection	4,937	12,000	12,000	5,000	759	8,000	7,241	5,150	5,305	5,464	Per Joel
Engineering- Water Rights Protection	19,941	18,500	18,500	10,000	2,314	12,333	10,019	10,300	10,609	10,927	Per Joel
Miscellaneous Other	338	430	430	430	166	286	121	443	456	470	Based on prior years
Elections	955	500	500	500	-	-	-	3,000	500	3,000	Assume Cancel 2025 Election
Office Supplies	3,205	3,200	3,200	3,200	2,205	2,133	(72)	3,296	3,395	3,497	Based on prior years
Postage	-	100	100	-	-	67	67	-	-	-	Based on prior years
Rent	-	-	-	-	-	-	-	-	-	-	No longer rent office
Building Repairs and Maintenance	2,103	2,400	2,400	2,400	135	1,600	1,465	2,472	2,546	2,623	Per Joel
Office Equipment	-	450	450	450	310	300	(10)	464	477	492	Based on prior years
Telephone - Office	2,181	2,400	2,400	2,400	1,485	1,600	115	2,472	2,546	2,623	Based on prior years
Storage Unit	-	-	-	-	-	-	-	-	-	-	No longer rent space
Treasurers Fees	19,771	26,708	26,708	27,531	27,558	26,548	(1,010)	27,179	28,810	30,537	3% of property taxes
Website Maintenance	713	735	735	2,000	960	735	(225)	2,000	2,060	2,122	Streamline & Document Remediation
Maintenance Facility Propane	3,638	5,000	5,000	5,000	3,503	3,750	247	5,150	5,305	5,464	Based on prior years
Maintenance Facility Electric	2,536	2,625	2,625	2,625	1,526	1,750	224	2,704	2,785	2,868	Based on prior years
Maintenance Facility Alarm	785	565	565	630	630	252	(378)	649	668	688	Based on prior years
<b>Total G&amp;A Expenses</b>	<b>160,632</b>	<b>182,563</b>	<b>182,563</b>	<b>168,717</b>	<b>129,772</b>	<b>147,702</b>	<b>17,930</b>	<b>180,156</b>	<b>186,659</b>	<b>193,426</b>	
<b>Operation Expenditures:</b>											
Gasoline/Diesel Fuel	15,474	18,000	18,000	15,000	7,497	12,375	4,878	15,450	15,914	16,391	Based on prior years
Equipment Maintenance	21,543	13,000	13,000	13,000	3,920	8,667	4,747	13,390	13,792	14,205	Based on prior years
Tools for Shop	1,233	1,900	1,900	1,900	387	1,266	879	1,300	1,300	1,300	Based on prior years
Safety	1,824	1,600	1,600	1,600	1,129	1,066	(62)	1,648	1,697	1,748	Based on prior years
Telephone - Cell Phone	2,214	2,400	2,400	3,000	2,286	1,600	(686)	4,000	4,120	4,244	Based on prior years
Training	3,635	3,100	3,100	3,100	866	2,842	1,976	3,090	3,183	3,278	Per Joel
Uniforms	638	1,000	1,000	1,000	242	667	425	1,030	1,061	1,093	Per Joel
Utilities - Trash	2,575	2,000	2,000	2,000	1,445	1,333	(111)	2,060	2,122	2,185	Based on prior years
Agriculture & Ditch Maintenance	2,507	3,800	3,800	3,800	-	3,800	3,800	3,914	4,031	4,152	Per Joel
Forestry Management	18,707	15,450	15,450	27,318	23,566	15,450	(8,116)	28,138	28,982	29,851	Per Joel
District Manager Home Maintenance	739	3,400	3,400	3,400	1,003	2,267	1,264	2,000	2,000	2,000	Basic maintenance
Utilities - Electric	9,234	8,775	8,775	8,775	5,822	5,850	28	9,038	9,309	9,589	Based on prior years
GIS	3,000	3,100	3,100	3,100	3,000	3,100	100	3,193	3,289	3,387	Based on prior years
<b>Total Operation Expenditures</b>	<b>83,323</b>	<b>77,525</b>	<b>77,525</b>	<b>86,993</b>	<b>51,162</b>	<b>60,284</b>	<b>9,122</b>	<b>88,251</b>	<b>90,799</b>	<b>93,424</b>	
<b>Road, Dam, &amp; Landscape Maintenance</b>											
Contract Snow Removal - Ducksels	3,613	4,725	4,725	9,000	7,100	3,544	(3,556)	9,270	9,548	9,835	Based on prior years
Contract Snow Removal - Club	6,375	9,000	9,000	9,000	4,144	5,400	1,256	9,270	9,548	9,835	Based on prior years
Landscape Maintenance	6,529	10,000	10,000	10,000	5,084	8,000	2,916	10,300	10,609	10,927	Based on prior years
Road Maintenance	13,217	10,000	10,000	10,000	778	1,000	222	10,300	10,609	10,927	Based on prior years
Dam Safety/ Repairs & Maintenance	22,695	15,000	15,000	5,000	162	6,750	6,588	15,450	15,914	16,391	Per Joel
Fence Maintenance	37	1,150	1,150	1,150	-	1,150	1,150	1,185	1,220	1,257	Based on prior years
Frazil Channel Excavation	-	7,000	7,000	3,000	-	-	-	7,210	7,426	7,649	Includes lake and boat dock maintenance
Equipment Rental/Purchase	-	3,650	3,650	3,650	-	-	-	3,760	3,872	3,988	Misc rental or breakdown
Sand	1,440	3,500	3,500	3,500	2,081	2,625	544	3,605	3,713	3,825	Based on prior years
Signs & Lighting	4,116	3,600	3,600	3,600	1,884	3,600	1,716	3,708	3,819	3,934	Per Joel
Weed Control	13,949	15,500	15,500	15,500	4,359	9,300	4,941	16,000	16,480	16,974	Per Joel
Mosquito Control	2,869	1,550	1,550	2,700	-	1,550	1,550	2,781	2,864	2,950	Based on prior years
Gate / Security	2,405	7,500	7,500	5,000	1,605	5,000	3,395	5,150	5,305	5,464	Cameras at mailboxes & gate phone & maintenance
<b>Total Road, Etc. Maintenance</b>	<b>77,244</b>	<b>92,176</b>	<b>92,176</b>	<b>81,101</b>	<b>27,196</b>	<b>47,919</b>	<b>20,723</b>	<b>97,988</b>	<b>100,928</b>	<b>103,955</b>	

**CATAMOUNT METROPOLITAN DISTRICT**  
**Financial Report Supporting Schedules (Continued)**  
**Actual, Budget and Forecast for the Periods Indicated**

	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	8 Months Ended 08/31/24 Actual	8 Months Ended 08/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	2026 Forecast	2027 Forecast	Budget Comments
<b>Water Operation Expenditures</b>											
Building Repairs	376	1,375	1,375	1,375	-	917	917	1,416	1,459	1,502	Based on prior years
Meter Purchases	3,299	5,000	5,000	5,000	4,421	5,000	579	5,150	5,305	5,464	Based on prior years
Water System Maintenance	28,195	17,200	17,200	17,200	4,672	12,900	8,227	17,716	18,247	18,795	Duckels PRV Work
Water Testing	7,784	11,000	11,000	11,000	3,952	8,250	4,298	11,330	11,670	12,020	Based on prior years
Water Treatment	4,793	6,500	6,500	6,500	2,909	4,333	1,424	6,695	6,896	7,103	Based on prior years
Utilities - Electricity	14,515	15,017	15,017	15,017	8,548	9,161	613	15,468	15,932	16,409	Based on prior years
Water Security System	1,200	5,150	5,150	5,150	600	3,433	2,833	5,305	5,464	5,628	Based on prior years
Utilities - Propane	-	-	-	-	-	-	-	-	-	-	All in sewer
Water Permitting	780	1,300	1,300	1,300	170	100	(70)	1,339	1,379	1,421	Based on prior years
Engineering - Consulting	4,058	7,775	7,775	7,775	944	5,183	4,239	8,008	8,248	8,496	Based on prior years
Telephone - Alarm	-	-	-	-	-	-	-	-	-	-	Changed to radio communications
Allocated Personnel Time	65,545	65,000	65,000	69,200	44,793	45,216	423	68,200	69,700	71,300	20% of Payroll
<b>Total Water Operation Expenditures</b>	<b>130,546</b>	<b>135,317</b>	<b>135,317</b>	<b>139,517</b>	<b>71,009</b>	<b>94,493</b>	<b>23,483</b>	<b>140,627</b>	<b>144,299</b>	<b>148,137</b>	
<b>Sewer System Operation Expenditures</b>											
Building Repairs	340	1,325	1,325	1,325	-	994	994	1,365	1,406	1,448	Based on prior years
Sewer Maintenance and Operations	11,738	9,275	9,275	9,275	6,473	6,956	483	9,553	9,840	10,135	Based on prior years
Sewer Testing - Lake	6,656	9,000	9,000	9,000	6,351	6,750	399	9,270	9,548	9,835	Per Joel- New permit, now sampling monthly
Sewer Testing - Ranch	3,111	3,100	3,100	3,100	2,715	2,067	(648)	3,193	3,289	3,387	Based on prior years
Utilities - Electricity	15,822	17,000	17,000	17,000	9,914	11,390	1,476	17,510	18,035	18,576	Based on prior years
Sewer Permitting	1,238	1,725	1,725	1,725	1,196	1,725	529	1,777	1,830	1,885	Based on prior years
Engineering - Consulting	1,351	2,500	2,500	5,000	4,761	1,667	(3,094)	5,150	5,305	5,464	Based on prior years
Utilities - Propane	-	950	950	950	-	633	633	979	1,008	1,038	Based on prior years
Allocated Personnel Time	16,386	16,300	16,300	17,300	11,198	11,304	106	17,000	17,400	17,800	5% of Payroll
<b>Total Sewer Operating Expenditures</b>	<b>56,643</b>	<b>61,175</b>	<b>61,175</b>	<b>64,675</b>	<b>42,608</b>	<b>43,485</b>	<b>877</b>	<b>65,796</b>	<b>67,660</b>	<b>69,568</b>	
<b>Payroll</b>											
District Manager	101,210	106,270	106,270	106,270	73,572	73,571	(1)	110,521	111,626	112,742	Annual increases
Operations Personnel	141,305	151,093	151,093	151,093	100,901	104,603	3,702	158,351	163,102	167,995	Annual Increases For 2 Hourly Employees
Employee Bonuses	18,687	-	-	19,500	-	-	-	-	-	-	Performance Based
Health Insurance - Full Time	34,494	38,679	38,679	38,679	26,133	25,786	(348)	39,839	41,035	42,266	Renewal Rate
Retirement - Full Time	16,195	15,956	15,956	15,956	10,817	10,638	(180)	16,670	17,033	17,406	6.2% of Wages
Medicare	3,579	3,732	3,732	3,732	2,168	2,488	320	3,899	3,984	4,071	1.45% of Wages
Unemployment Insurance	458	772	772	772	464	515	51	807	824	842	0.3% of wages
Workers Comp-Operations	6,168	5,001	5,001	6,252	6,252	5,001	(1,251)	6,752	6,955	7,163	Based on prior years
Wellness Benefits	3,147	3,241	3,241	3,447	3,447	3,241	(206)	3,550	3,657	3,767	Annual Increases
ACH and Retirement Plan Fees	134	360	360	360	209	270	60	371	382	393	Based on prior years
Allocation to Water & Sewer Operations	(81,932)	(81,300)	(81,300)	(86,500)	(55,991)	(56,520)	(529)	(85,200)	(87,100)	(89,100)	20% to Water, 5% to Sewer
<b>Personnel Total</b>	<b>243,444</b>	<b>243,803</b>	<b>243,803</b>	<b>259,560</b>	<b>167,973</b>	<b>169,592</b>	<b>1,619</b>	<b>255,560</b>	<b>261,497</b>	<b>267,545</b>	

**CATAMOUNT METROPOLITAN DISTRICT**  
**Financial Report Supporting Schedules (Continued)**  
**Actual, Budget and Forecast for the Periods Indicated**

<b>CAPITAL RESERVE FUND</b>	<b>2023 Audited Actual</b>	<b>2024 Adopted Budget</b>	<b>2024 Amended Budget</b>	<b>2024 Forecast</b>	<b>8 Months Ended 08/31/24 Actual</b>	<b>8 Months Ended 08/31/24 Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2025 Adopted Budget</b>	<b>2026 Forecast</b>	<b>2027 Forecast</b>	<b>Budget Comments</b>
<b>Revenues</b>											
Restricted By Bond Documents	(200,000)	-	-	-	-	-	-	-	-	-	2009 Bonds paid off in 2023
Equipment	85,000	80,000	80,000	80,000	80,000	80,000	-	84,000	88,000	91,000	\$820,000 over 20 years
Roads & Gates	410,000	200,000	200,000	229,000	200,000	200,000	-	300,000	337,000	395,000	\$2.9M over 20 years
Fence, Signs & Lighting	16,000	16,500	16,500	16,500	16,500	16,500	-	17,000	18,000	19,000	
Metro Ranch Existing Buildings	15,000	10,500	10,500	10,500	10,500	10,500	-	11,000	11,300	11,600	
Metro Ranch Offices & Maintenance Facility	10,000	10,500	10,500	10,500	10,500	10,500	-	11,000	11,300	11,600	
Ranch Manager House	15,000	22,000	22,000	22,000	22,000	22,000	-	23,000	23,700	24,400	
Dam	42,000	73,000	73,000	113,000	73,000	73,000	-	100,000	103,000	106,000	
Water System	255,000	235,000	235,000	235,000	235,000	235,000	-	142,000	138,000	148,000	\$2.5M over 20 years
Sewer System - Lake	15,000	17,500	17,500	14,000	17,500	17,500	-	15,500	16,000	16,000	Only covers 30% of 20-50 Yr costs
Septic System - Ranch Clubhouse	1,800	2,000	2,000	2,000	2,000	2,000	-	2,100	2,175	2,250	
Contingency & Other Minor Items	8,000	57,000	57,000	57,000	57,000	57,000	-	32,000	75,000	82,000	Extra 10% for small & unforeseen needs
Equipment Note Proceeds	-	-	-	-	-	-	-	-	-	-	
Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	
<b>Total Reserve Fund Revenues</b>	<b>672,800</b>	<b>724,000</b>	<b>724,000</b>	<b>789,500</b>	<b>724,000</b>	<b>724,000</b>	<b>-</b>	<b>737,600</b>	<b>823,475</b>	<b>906,850</b>	
	=	=	=	=	=	=	=	=	=	=	
<b>Expenditures</b>											
Roads & Gates	413,480	245,000	405,000	405,763	15,482	17,150	1,668	237,336	339,504	516,120	Parts of Lake in 2024, Ranch 2025
Fencing, Signs & Lighting	26,368	2,060	2,060	2,060	-	2,060	2,060	2,000	2,000	2,000	Annual Maintenance
Metro Ranch Ranching Buildings	2,850	3,000	3,000	3,000	-	3,000	3,000	15,000	-	-	2025 Paint Garage, Shed, Outbuilding
Metro Ranch Offices & Maintenance Facility	-	-	-	-	-	-	-	10,000	-	-	
Ranch Manager House	5,721	6,000	6,000	6,000	-	6,000	6,000	-	-	15,000	Maintenance Needs
Dam	-	-	-	-	-	-	-	50,000	-	130,477	Concrete Inspection / Engineering Report
Tractors and Equipment	-	32,000	32,000	32,000	31,900	32,000	100	20,000	20,000	22,719	24-Rear mower, '25-Trailer & mower
Plow Truck	72,577	-	-	-	-	-	-	-	75,000	-	Plow truck every 3 years ('23, '26)
Cabin Wells	-	-	-	-	-	-	-	-	-	-	
Lake Wells	-	-	-	-	-	-	-	-	-	-	
Ranch Wells	-	-	-	-	-	-	-	-	-	-	
Ranch Water Treatment Plant	6,872	10,000	10,000	10,000	-	-	-	5,000	12,464	107,491	24 Chlorine Allyzers/Meter, '25 Tank Inspect
Lake Water Treatment Plant	114,761	146,149	146,149	25,000	22,173	43,845	21,672	105,000	25,000	12,312	2024-Pumps, Drives, Scada, Analyzer
Lake Wastewater System	-	-	-	14,000	12,800	-	(12,800)	-	60,664	4,537	24 ATS & Generator Board, '26 Blowers, Pumps
Ranch Septic System	-	(0)	(0)	10,000	5,065	(0)	(5,065)	5,000	-	-	24 Pump Vault, '25 Video
Gates/Security	-	10,000	10,000	10,000	3,551	10,000	6,449	-	-	-	Security Cameras
Lake Excavation	38,489	50,000	50,000	50,000	45,536	50,000	4,464	85,000	50,000	50,000	Harvester, Bathymetric Survey, Testings
Contingency & Other Minor Items	-	50,000	50,000	-	-	-	-	53,000	58,000	86,000	Contingency of 10%
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	
<b>Total Reserve Fund Expenditures</b>	<b>681,119</b>	<b>554,210</b>	<b>714,210</b>	<b>567,823</b>	<b>136,507</b>	<b>164,055</b>	<b>27,547</b>	<b>587,336</b>	<b>642,632</b>	<b>946,657</b>	
	=	=	=	=	=	=	=	=	=	=	
<b>Excess Revenues Over Expenditures</b>	<b>(8,319)</b>	<b>169,790</b>	<b>9,790</b>	<b>221,677</b>	<b>587,493</b>	<b>559,945</b>	<b>27,547</b>	<b>150,264</b>	<b>180,843</b>	<b>(39,807)</b>	
Beginning Fund Balance	2,126,222	2,002,051	2,117,903	2,117,903	2,117,903	2,002,051	115,852	2,339,580	2,489,844	2,670,687	
<b>Ending Fund Balance</b>	<b>2,117,903</b>	<b>2,171,841</b>	<b>2,127,694</b>	<b>2,339,580</b>	<b>2,705,396</b>	<b>2,561,996</b>	<b>143,399</b>	<b>2,489,844</b>	<b>2,670,687</b>	<b>2,630,880</b>	
	=	=	=	=	=	=	=	=	=	=	
<b>Accumulated Funds by Category</b>											
Restricted By Bond Documents	-	-	-	-	-	-	-	-	-	-	Released in 2023
Truck & Equipment	183,700	217,417	231,700	231,700	231,800	231,800	-	295,700	288,700	356,981	
Roads & Gates	489,874	384,307	274,874	303,111	670,841	670,841	-	365,775	363,271	242,151	
Fencing, Signs & Lighting	68,361	79,169	82,801	82,801	84,861	84,861	-	97,801	113,801	130,801	
Metro Ranch Facilities	125,732	141,582	143,732	143,732	146,732	146,732	-	140,732	163,332	186,532	
Ranch Manager House	115,989	131,913	131,989	131,989	137,989	137,989	-	154,989	178,689	188,089	
Dam & Lake	74,612	94,102	97,612	137,612	102,076	102,076	-	102,612	155,612	81,135	
Water System	572,278	616,995	651,129	772,278	785,105	785,105	-	804,278	904,814	933,011	
Sewer System - Lake	282,180	292,055	299,680	282,180	286,880	286,880	-	297,680	253,016	264,479	
Septic System - Ranch Clubhouse	15,177	17,302	17,177	7,177	12,112	12,112	-	4,277	6,452	8,702	Line under driving range to be a club expense
10% For Contingency & Other Minor Items	190,000	197,000	197,000	247,000	247,000	247,000	-	226,000	243,000	239,000	
<b>Total Debt &amp; Capital Reserves</b>	<b>2,117,903</b>	<b>2,171,841</b>	<b>2,127,694</b>	<b>2,339,580</b>	<b>2,705,396</b>	<b>2,561,996</b>	<b>143,399</b>	<b>2,489,844</b>	<b>2,670,687</b>	<b>2,630,880</b>	
	=	=	=	=	=	=	=	=	=	=	

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Catamount Metropolitan District

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Catamount Metropolitan District

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 30,198,900

(Gross<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 30,198,900

(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/4/2024  
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2025.  
(yyyy)

**PURPOSE** (see end notes for definitions and examples)

**LEVY<sup>2</sup>**

**REVENUE<sup>2</sup>**

1. General Operating Expenses <sup>H</sup>	<u>30.000</u>	mills	\$ 905,967.00
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	<u>0.000</u>	mills	\$ -
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>30.000</b>	<b>mills</b>	<b>\$ 905,967.00</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>0.000</u>	mills	\$ -
4. Contractual Obligations <sup>K</sup>	<u>0.000</u>	mills	\$ -
5. Capital Expenditures <sup>L</sup>	<u>0.000</u>	mills	\$ -
6. Refunds/Abatements <sup>M</sup>	<u>0.000</u>	mills	\$ -
7. Other <sup>N</sup> (specify): _____	<u>0.000</u>	mills	\$ -
	<u>0.000</u>	mills	\$ -
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>30.000</b>	<b>mills</b>	<b>\$ 905,967.00</b>

Contact person: Eric Weaver  
(print)

Daytime phone: (970) 926-6060 x6

Signed: 

Title: District Accountant

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

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).