



Via email – dlg-filing@state.co.us

January 14, 2022

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

RE: Catamount Metropolitan District

LG ID# 54033

Attached is the 2022 Budget for the Catamount Metropolitan District in Routt County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 11, 2021. 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; 7.606 mills for G.O. bonds; 0.000 mills for refund/abatement; and 2.606 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$20,675,120, the total property tax revenue is \$723,629.20. 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)

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

CATAMOUNT METROPOLITAN DISTRICT

2022 BUDGET MESSAGE

The attached 2022 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.

2022 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 2022 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 2022 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 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board of Directors of the Catamount Metropolitan District has appointed a budget committee to prepare and submit a proposed 2022 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 11, 2021 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 2021, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO, FOR THE 2022 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 11, 2021 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$620,253.60 and;

WHEREAS, the Catamount Metropolitan District finds that it desires to temporarily lower the general operating mill levy to render a refund for \$53,879.36, 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 \$157,254.96, and;

WHEREAS, the 2021 valuation for assessment for the Catamount Metropolitan District, as certified by the County Assessor is \$20,675,120.

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 2022 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 2021.
- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2022 there is hereby levied a temporary tax credit/mill levy reduction of 2.606 mills.
- Section 3. That for the purpose of meeting all capital expenditures of the Catamount Metropolitan District during the 2022 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 2021.

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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 2022 budget year, there is hereby levied a tax of 7.606 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

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 2022 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 11, 2021, 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	\$ 475,786
Water and Sewer Operating Expenditures	148,762
Debt Service Expenditures	157,252
Capital Expenditures	<u>508,738</u>
TOTAL GENERAL FUND:	\$ 1,290,538

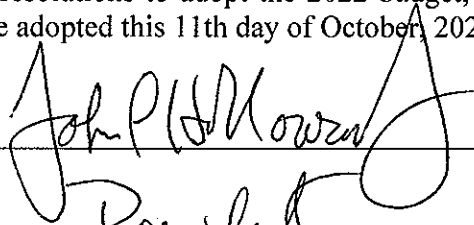
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RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)

**TO ADOPT 2022 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)**

The above resolutions to adopt the 2022 budget, set the mill levies and to appropriate sums of money were adopted this 11th day of October, 2021.

Attest: _____

A handwritten signature in black ink, appearing to read "John P. Howard", written over a horizontal line.

Title: _____

President

**CATAMOUNT METROPOLITAN DISTRICT
COMBINED BALANCE SHEET
August 31, 2021**

Modified Accrual Basis

	General Fund <u>08/31/21</u>	Replace- ment Fund <u>08/31/21</u>	Fixed Assets and Long- Term Debt <u>08/31/21</u>	Total Combined <u>08/31/21</u>
Cash				
Alpine Bank Checking	93,393			93,393
ColoTrust- Variable-0.0262%	2,054,342			2,054,342
Vectra 2009 Bond CD- 04/07/23 - 0.05%	214,241			214,241
Due From (To) Other Funds	(1,870,703)	1,870,703		-
Total Cash	491,273	1,870,703	-	2,361,977
Other Current Assets				
Property Tax Receivable	3,967			3,967
Accounts Rec - Bd Member Health Insurance	-			-
Accounts Receivable - Customers	2,655			2,655
Accrued Interest Receivable	-			-
Due From County Treasurer	-			-
Other Receivables	5,110			5,110
Prepaid Insurance	-			-
Total Current Assets	503,006	1,870,703	-	2,373,709
Property, Plant & Equipment			22,399,850	22,399,850
Accumulated Depreciation			(11,959,295)	(11,959,295)
Total Assets	503,006	1,870,703	10,440,555	12,814,264
Liabilities:				
Accounts Payable	46,606			46,606
Payroll Liabilities	1,996			1,996
Deferred Property Taxes	3,967			3,967
Retainage Payable		16,542		16,542
Bond Payable - Series 2006			-	-
Bond Payable - Series 2009			330,000	330,000
Total Liabilities	52,568	16,542	330,000	399,110
Net Assets				
Investment in Fixed Assets, Net of Related Debt			10,440,555 (330,000)	10,440,555 (330,000)
General Fund Balance	450,437			450,437
Restricted by Bond Documents		200,000		200,000
Replacement Fund Reserve Total		1,654,162		1,654,162
Total Net Assets	450,437	1,854,162	10,110,555	12,415,154
Total Liabilities & Net Assets	503,006	1,870,703	10,440,555	12,814,264

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

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

Modified Accrual Basis

Forecasted Inflation: 3%

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	8 Months Ended 08/31/21 Actual	8 Months Ended 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Adopted Budget	2023 Forecast	2024 Forecast	Budget Comments
Revenues & Other Sources of Funds											
Assessed Value	20,414,250	19,247,610		19,247,610				20,675,120	20,675,120	21,920,000	Final AV- Per County
Operations Mill Levy	30,000	30,000		30,000				30,000	30,000	30,000	
Debt Service Mill Levy	7,760	8,205		8,205				7,606	1,759	-	
Temporary Mill Levy Reduction	(2,760)	(3,205)		(3,205)				(2,606)	-	-	Net 5 mills intended max for Debt
Net Mill Levy To be Collected	35,000	35,000		35,000				35,000	31,759	30,000	35 mill max with debt, 30 mill max without
Property Tax Revenues	714,499	673,666		673,666				723,629	656,621	657,600	
Lots	98	98		98				98	98	98	
Developer Parcels	7	7		7				7	7	7	
Total Lots and Parcels	105	105		105				105	105	105	
Service Fee Per Lot/ Parcel	1,250	2,400		2,400				2,400	2,400	2,750	
Water Fund Fee Per Lot	-	-		-				-	-	-	
Total Fees Per Lot/Parcel	1,250	2,400		2,400				2,400	2,400	2,750	
Property Taxes, Net of Abatements	580,449	673,666	-	673,666	669,700	669,624	75	723,629	656,621	657,600	35 mill Intended Max
Specific Ownership Taxes	46,039	40,420	5,000	45,420	29,215	23,578	5,637	43,418	39,397	49,320	6% of Property Taxes
Service Contract Fees-Lots	122,500	235,200	-	235,200	235,200	235,200	-	235,200	235,200	269,500	Rate Times Quantity
Service Contract Fees-Club & Parcels	25,165	38,491	-	38,491	38,491	38,491	-	38,593	38,593	44,221	Based on calculation
Out of District Fees (Morgenstern)	5,297	5,455	(55)	5,400	5,400	5,455	(56)	5,562	5,729	5,901	Morgenstern invoice
Interest Income	6,188	5,607	(3,799)	1,808	1,526	3,738	(2,212)	1,844	1,807	20,878	0.1% of Fund Balance
Late Fees	279	250	1,750	2,000	1,551	167	1,384	250	250	250	Fees on delinquent balances
Other Income	6,556	600	3,100	3,700	3,622	400	3,222	3,700	3,700	3,700	Estoppel Fees & Misc Other
Open Space Assess Interest Income	-	-	-	-	-	-	-	-	-	-	All collected
Assessment for Parcel Purchase	-	-	-	-	-	-	-	-	-	-	All collected
Snow Removal Charges	2,025	1,688	-	1,688	900	1,266	(366)	1,739	1,791	1,845	Based on normal year
Agriculture Lease & Haying Operations	4,725	2,000	-	2,000	1,000	2,000	(1,000)	2,060	2,122	2,185	Metro Ranch & other misc
CROA Storage Income	600	600	-	600	600	600	-	600	600	600	\$600 per year
Total General Revenues	799,821	1,003,977	5,996	1,009,973	987,204	980,520	6,684	1,056,594	985,810	1,056,000	
Water Tap Fees	22,616	11,000	4,994	15,994	15,994	11,000	4,994	11,000	11,000	11,000	Averages \$11,000 per lot, assume 1/ yr
Water User Fees	123,067	105,116	-	105,116	46,503	45,988	514	108,270	111,518	114,864	Assume less excess water usage
Water Meter Sales	1,800	1,000	-	1,000	1,000	1,000	-	10,000	1,030	1,061	Old meters replaced with new endpoints
Sewer User Fees	59,837	64,592	665	65,257	32,499	32,296	203	67,690	70,119	71,608	Sewer Exp & Repl. Reserve
CROA Contribution- Meter Project	-	-	-	-	-	-	-	-	-	-	
Total Water and Sewer Revenues	207,321	181,708	5,659	187,367	95,996	90,284	5,711	196,960	193,667	198,532	
Total Combined Revenues	1,007,142	1,185,686	11,655	1,197,341	1,083,200	1,070,804	12,396	1,253,554	1,179,477	1,254,532	

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

Modified Accrual Basis

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	8 Months Ended 08/31/21 Actual	8 Months Ended 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Adopted Budget	2023 Forecast	2024 Forecast	Budget Comments
Expenditures											
General and Admin Exp. Page 4	130,108	145,106	2,292	142,814	108,015	114,419	6,404	155,620	157,282	157,594	Page 3
Operating Expense Page 4	35,628	43,194	5,271	37,923	16,718	30,233	13,515	69,616	45,955	45,765	Page 3
Road, Dam & Landscape Maint. Page 4	64,964	85,559	29,047	56,512	22,027	49,359	27,332	88,126	90,770	93,493	Page 3
District Labor Page 5	157,484	155,247	(875)	156,122	103,434	104,903	1,468	162,423	165,738	169,064	Page 4
Total General Operating Expenditures	388,184	429,106	35,735	393,371	250,194	298,914	48,720	475,786	459,745	465,917	
Water Maintenance Page 5	86,587	94,207	(19,954)	114,160	63,993	58,360	(5,632)	99,497	102,083	104,719	Page 5
Sewer Maintenance Page 5	38,835	46,167	(665)	46,832	25,185	32,716	7,531	49,265	50,619	52,108	Page 5
Total Water & Sewer Operating Expend.	125,422	140,374	(20,619)	160,992	89,178	91,076	1,898	148,762	152,702	156,827	
Principal Page 5	140,000	145,000	-	145,000	-	-	-	150,000	35,000	-	Page 5
Interest Page 5	18,409	12,936	-	12,936	6,417	6,468	51	7,252	1,372	-	Page 5
Total Debt Service Expenditures	158,409	157,936	-	157,936	6,417	6,468	51	157,252	36,372	-	
Transfer to Replacement Fund	339,000	457,425	(27,000)	484,425	484,425	-	(484,425)	468,425	529,200	634,500	Page 6
Surplus (Deficit)	(3,874)	845	(228)	616	252,986	674,346	(421,360)	3,329	1,458	(2,712)	
Beginning Fund Balance - General Fund	201,325	194,609	2,842	197,451	197,451	194,609	2,842	198,068	201,397	202,855	Roll-forward from prior year forecast
Ending Fund Balance - General Fund	197,451	195,454	2,614	198,068	450,437	868,955	(418,518)	201,397	202,855	200,142	Roughly 1/4 of annual expenses
Components of Fund Balance:	=	=	=	=	=	=	=	=	=	=	
Reserved For Operations	197,451	195,454	2,614	198,068	450,437			201,397	202,855	200,142	Per Above
Restricted By Bonds	200,000	200,000	-	200,000	200,000			200,000	-	-	See Page 6
Designated For Capital	1,410,305	1,439,367	6,650	1,446,017	1,654,162			1,405,705	1,884,967	2,214,373	See Page 6
Total Fund Balance- All Funds	1,807,756	1,834,821	9,264	1,844,085	2,304,599			1,807,102	2,087,822	2,414,516	
	=	=	=	=	=			=	=	=	

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

Modified Accrual Basis

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	8 Months Ended 08/31/21 Actual	8 Months Ended 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Adopted Budget	2023 Forecast	2024 Forecast	Budget Comments
G&A Expenses											
Accounting & Administration	40,673	50,648	-	50,648	26,963	30,389	3,425	52,167	53,732	55,344	Based on prior years
Billing Fees	1,727	1,697	-	1,697	1,319	1,273	(46)	1,748	1,801	1,855	Based on prior years
Audit Fees	7,000	7,200	-	7,200	7,200	7,200	-	7,300	7,519	7,745	Per Crady Puca
Bank Fees	3	4	4	-	-	2	2	-	-	-	Based on prior years
Computer	1,522	2,060	-	2,060	1,104	1,373	270	2,122	2,185	2,251	Per Joel
Insurance - Package Policy	31,678	34,500	1,932	32,568	32,568	34,500	1,932	37,453	38,577	39,734	Per T. Charles Wilson Est
Insurance - Dam	-	-	-	-	-	-	-	-	-	-	Included above
Legal - General	1,046	2,060	-	2,060	1,057	1,373	316	2,122	2,185	2,251	Per Joel
Legal - Water Rights Protection	4,230	4,120	(4,880)	9,000	6,245	2,747	(3,498)	8,000	8,000	8,000	Per Joel
Engineering- Water Rights Protection	12,249	5,150	-	5,150	4,572	3,433	(1,139)	5,305	5,464	5,628	Per Joel
Miscellaneous Other	220	394	-	394	164	263	99	406	418	430	Based on prior years
Elections	1,268	-	-	-	-	-	-	3,500	3,500	-	Only in years held, assumes cancellation
Office Supplies	3,583	4,502	2,502	2,000	1,798	3,001	1,203	2,060	2,122	2,185	Based on prior years
Postage	36	601	-	601	-	401	401	619	638	657	Based on prior years
Rent	-	-	-	-	-	-	-	-	-	-	No longer rent office
Building Repairs and Maintenance	288	2,060	1,560	500	-	1,373	1,373	2,122	2,185	2,251	Per Joel
Office Equipment	37	652	-	652	-	435	435	672	692	713	Based on prior years
Telephone - Office	1,852	2,090	-	2,090	1,340	1,393	54	2,153	2,217	2,284	Based on prior years
Storage Unit	-	-	-	-	-	-	-	-	-	-	No longer rent space
Treasurers Fees	17,506	20,210	-	20,210	20,096	20,089	(7)	21,709	19,699	19,728	3% of property taxes
Website Maintenance	1,300	670	(39)	708	708	670	(39)	729	751	774	B-Web Website Hosting & Maintenance
Maintenance Facility Propane	1,941	3,713	1,213	2,500	1,129	2,785	1,655	2,575	2,652	2,732	Based on prior years
Maintenance Facility Electric	1,497	2,283	-	2,283	1,483	1,522	39	2,352	2,422	2,495	Based on prior years
Maintenance Facility Alarm	450	492	-	492	270	197	(73)	507	522	538	Based on prior years
Total G&A Expenses	130,108	145,106	2,292	142,814	108,015	114,419	6,404	155,620	157,282	157,594	
Operation Expenditures:											
Gasoline/Diesel Fuel	7,340	7,488	-	7,488	3,686	5,148	1,462	7,713	7,944	8,182	Based on prior years
Equipment Maintenance	8,253	7,210	-	7,210	1,706	4,807	3,101	7,426	7,649	7,879	Based on prior years
Tools for Shop	1,186	1,230	-	1,230	530	820	290	1,267	1,305	1,000	Based on prior years
Safety	2,548	1,500	-	1,500	1,103	1,000	(103)	1,545	1,591	1,639	Based on prior years
Telephone - Cell Phone	878	1,723	-	1,723	879	1,149	269	1,774	1,828	1,883	Based on prior years
Training	1,177	1,639	1,039	600	339	1,502	1,163	1,688	1,739	1,791	Based on prior years
Uniforms	199	672	-	672	-	448	448	692	713	734	Based on prior years
Utilities - Trash	1,168	1,739	-	1,739	856	1,159	303	1,791	1,845	1,900	Based on prior years
Wetlands & Eagle Monitoring	-	-	-	-	-	-	-	-	-	-	No longer required
Agriculture & Ditch Maintenance	2,602	3,309	-	3,309	-	500	500	3,408	3,510	3,616	Per Joel
Forestry Management	2,085	5,000	4,500	500	385	5,000	4,615	30,000	5,150	5,305	Per Joel
District Manager Home Maintenance	2,047	2,950	-	2,950	-	1,967	1,967	3,039	3,130	2,000	Basic maintenance
Utilities - Electric	6,146	6,002	-	6,002	4,234	4,002	(232)	6,182	6,368	6,559	Based on prior years
GIS	-	2,732	(268)	3,000	3,000	2,732	(268)	3,090	3,183	3,278	Based on prior years
Total Operation Expenditures	35,628	43,194	5,271	37,923	16,718	30,233	13,515	69,616	45,955	45,765	
Road, Dam, & Landscape Maintenance											
Contract Snow Removal - Duckels	7,271	4,120	-	4,120	2,475	3,090	616	4,244	4,371	4,502	Based on prior years
Contract Snow Removal - Club	7,931	7,957	-	7,957	3,150	4,774	1,624	8,195	8,441	8,695	Based on prior years
Landscape Maintenance	10,349	11,593	3,093	8,500	8,228	9,274	1,046	11,941	12,299	12,668	Based on prior years
Road Maintenance & Overlays	593	10,609	-	10,609	5,680	1,061	(4,619)	10,927	11,255	11,593	Overlays moved to Capital starting in 2016
Dam Safety/ Repairs & Maintenance	24,163	21,218	17,218	4,000	675	9,548	8,873	21,855	22,510	23,185	Based on prior years
Hydro Study & Feasibility	-	-	-	-	-	-	-	-	-	-	Not moving forward with project
Fence Maintenance	-	1,000	1,000	-	-	1,000	1,000	1,030	1,061	1,093	Per Joel
Frazil Channel Excavation	535	6,149	6,149	-	-	6,149	6,149	6,333	6,523	6,719	Includes lake and boat dock maintenance
Equipment Rental/Purchase	695	3,183	-	3,183	-	1,061	1,061	3,278	3,377	3,478	Misc rental or breakdown
Sand	936	3,088	1,588	1,500	428	2,316	1,888	3,180	3,276	3,374	Based on prior years
Signs & Lighting	599	1,000	-	1,000	203	667	463	1,030	1,061	1,093	Per Joel
Weed Control	8,611	11,344	-	11,344	-	6,806	6,806	11,684	12,034	12,395	Based on prior years
Mosquito Control	2,174	2,240	-	2,240	-	2,240	2,240	2,307	2,376	2,447	Based on prior years
Gate / Security	1,107	2,060	-	2,060	1,188	1,373	186	2,122	2,185	2,251	Gate phone & maintenance
Total Road, Etc. Maintenance	64,964	85,559	29,047	56,512	22,027	49,359	27,332	88,126	90,770	93,493	

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

Modified Accrual Basis

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	8 Months Ended 08/31/21 Actual	8 Months Ended 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Adopted Budget	2023 Forecast	2024 Forecast	Budget Comments
Water Operation Expenditures											
Building Repairs	629	1,200	-	1,200	425	800	375	1,236	1,273	1,311	Based on prior years
Meter Purchases	5,178	2,000	(18,000)	20,000	13,773	2,000	(11,773)	2,060	2,122	2,185	\$20K in 2021 - To be reimbursed \$13K
Water System Maintenance	4,043	15,000	-	15,000	2,689	5,000	2,311	15,450	15,914	16,391	Duckels PRV Work
Water Testing	14,403	9,548	-	9,548	5,580	7,161	1,581	9,834	10,129	10,433	Based on prior years
Water Treatment	6,009	5,700	-	5,700	2,465	3,800	1,335	5,871	6,047	6,229	Based on prior years
Utilities - Electricity	11,404	10,746	(1,754)	12,500	8,552	6,555	(1,997)	12,875	13,261	13,659	Based on prior years
Water Security System	1,500	2,000	-	2,000	900	1,333	433	2,060	2,122	2,185	Based on prior years
Utilities - Propane	-	-	-	-	-	-	-	-	-	-	All in sewer
Water Permitting	150	1,148	-	1,148	1,095	100	(995)	1,183	1,218	1,255	Based on prior years
Engineering - Consulting	1,275	5,464	-	5,464	931	3,643	2,712	5,628	5,797	5,971	Per Joel
Telephone - Alarm	-	-	-	-	-	-	-	-	-	-	Changed to radio communications
Allocated Personnel Time	41,996	41,400	(200)	41,600	27,582	27,968	386	43,300	44,200	45,100	20% of Payroll
Total Water Operation Expenditures	86,587	94,207	(19,954)	114,160	63,993	58,360	(5,632)	99,497	102,083	104,719	
Sewer System Operation Expenditures											
Building Repairs	-	1,159	-	1,159	55	869	814	1,194	1,230	1,266	Per Joel
Sewer Maintenance and Operations	3,171	6,000	-	6,000	3,153	4,500	1,347	6,180	6,365	6,556	Per Joel
Sewer Testing - Lake	5,845	8,000	-	8,000	2,928	6,000	3,072	8,240	8,487	8,742	Per Joel- New permit, now sampling monthly
Sewer Testing - Ranch	1,771	1,435	(565)	2,000	1,542	957	(585)	3,000	3,090	3,183	Per Joel
Utilities - Electricity	13,374	14,752	-	14,752	9,849	9,884	35	15,194	15,650	16,120	Based on prior years
Sewer Permitting	1,906	1,500	-	1,500	-	1,500	1,500	1,545	1,591	1,639	Based on prior years
Engineering - Consulting	2,203	2,185	-	2,185	453	1,457	1,004	2,251	2,319	2,388	Based on prior years
Utilities - Propane	65	836	-	836	310	557	247	861	887	913	Based on prior years
Allocated Personnel Time	10,499	10,300	(100)	10,400	6,896	6,992	96	10,800	11,000	11,300	5% of Payroll
Total Sewer Operating Expenditures	38,835	46,167	(665)	46,832	25,185	32,716	7,531	49,265	50,619	52,108	
Debt Service											
2004 Bonds- Principal	-	-	-	-	-	-	-	-	-	-	Paid off
2004 Bonds- Interest	-	-	-	-	-	-	-	-	-	-	Paid off
2006 Bonds- Principal	-	-	-	-	-	-	-	-	-	-	Paid off
2006 Bonds- Interest	-	-	-	-	-	-	-	-	-	-	Paid off
2009 Bonds- Principal	140,000	145,000	-	145,000	-	-	-	150,000	35,000	-	Per Amort Schedule
2009 Bonds- Interest (4.25% Thru 4/1/19)	18,409	12,936	-	12,936	6,417	6,468	51	7,252	1,372	-	Per Amort Schedule- Reduced to 3.92% 04/19
Tractor Loan- Principal	-	-	-	-	-	-	-	-	-	-	Paid off
Tractor Loan- Interest	-	-	-	-	-	-	-	-	-	-	Paid off
Truck Loan- Principal	-	-	-	-	-	-	-	-	-	-	Paid off
Truck Loan- Interest	-	-	-	-	-	-	-	-	-	-	Paid off
Total Debt Service on Water Plant Loan	158,409	157,936	-	157,936	6,417	6,468	51	157,252	36,372	-	
Payroll											
District Manager	90,000	91,800	-	91,800	60,023	60,023	(0)	96,390	97,354	98,327	Annual increases
Operations Personnel	71,658	72,092	-	72,092	46,782	47,137	355	75,697	77,968	80,307	Annual increases
Employee Bonuses	6,156	-	-	-	-	-	-	-	-	-	Performance Based
Health Insurance - Full Time	22,565	22,878	-	22,878	14,670	17,159	2,489	22,183	22,848	23,534	2% Increase
Retirement - Full Time	10,589	10,161	-	10,161	6,622	6,774	152	10,669	10,870	11,075	6.2% of Wages
Medicare	2,268	2,376	-	2,376	1,469	1,584	115	2,495	2,542	2,590	1.45% of Wages
Unemployment Insurance	425	492	-	492	373	328	(45)	516	526	536	0.3% of wages
Workers Comp-Operations	3,879	4,343	(1,023)	5,366	5,366	4,343	(1,023)	5,527	5,693	5,864	10% Increase Estimated
Wellness Benefits	1,598	1,646	(152)	1,798	1,798	1,646	(152)	1,852	1,907	1,965	Based on prior years
ACH and Retirement Plan Fees	841	1,159	-	1,159	810	869	59	1,193	1,229	1,266	Based on prior years
Allocation to Water & Sewer Operations	(52,495)	(51,700)	300	(52,000)	(34,478)	(34,960)	(482)	(54,100)	(55,200)	(56,400)	20% to Water, 5% to Sewer
Personnel Total	157,484	155,247	(875)	156,122	103,434	104,903	1,468	162,423	165,738	169,064	

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

Modified Accrual Basis

CAPITAL RESERVE FUND	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	8 Months Ended 08/31/21 Actual	8 Months Ended 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Adopted Budget	2023 Forecast	2024 Forecast	Budget Comments
Revenues											
Restricted By Bond Documents	-				-	-	-	-	(200,000)		2009 Bonds will be paid off in 2023
Equipment	34,000	25,000	-	25,000	25,000	-	25,000	37,000	39,700	40,000	\$820,000 over 20 years
Roads & Gates	9,300	75,000	15,000	90,000	90,000	-	90,000	75,000	260,000	183,000	\$2.9M over 20 years
Fence, Signs & Lighting	15,500	16,000	-	16,000	16,000	-	16,000	16,000	17,000	17,000	
Metro Ranch Existing Buildings	4,100	10,000	-	10,000	10,000	-	10,000	10,000	11,000	11,000	
Metro Ranch Offices & Maintenance Facility	4,100	10,000	-	10,000	10,000	-	10,000	10,000	11,000	11,000	
Ranch Manager House	10,300	20,000	-	20,000	20,000	-	20,000	15,000	22,000	22,000	
Dam	108,850	40,000	15,000	55,000	55,000	-	55,000	40,000	73,000	73,000	
Water System	178,000	200,000	20,000	220,000	220,000	-	220,000	210,000	223,000	200,000	\$2.5M over 20 years
Sewer System - Lake	20,000	16,500	-	16,500	16,500	-	16,500	16,500	17,500	17,500	Only covers 30% of 20-50 Yr costs
Septic System - Ranch Clubhouse	1,850	1,925	-	1,925	1,925	-	1,925	1,925	2,000	2,000	
Contingency & Other Minor Items	(47,000)	43,000	(23,000)	20,000	20,000	-	20,000	37,000	53,000	58,000	Extra 10% for small & unforeseen needs
Equipment Note Proceeds	-	-	-	-	-	-	-	-	-	-	
Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	
Total Reserve Fund Revenues	339,000	457,425	27,000	484,425	484,425	-	484,425	468,425	529,200	634,500	
	=	=	=	=	=	=	=	=	=	=	
Expenditures											
Roads & Gates	-	-	-	-	-	-	-	274,974	151,219	141,867	Catamount Drive in 2022, parts of Lake in 2023
Fencing, Signs & Lighting	-	-	-	-	-	-	-	20,000	1,030	1,061	Cluster Box in 2022
Metro Ranch Ranching Buildings	-	-	-	-	-	-	-	-	-	-	
Metro Ranch Offices & Maintenance Facility	-	-	-	-	-	-	-	-	10,000	-	Paint in 2023
Ranch Manager House	-	7,900	-	7,900	-	-	-	-	5,796	-	Stain in 2021, garage removed from plan
Dam	131,994	-	(17,846)	17,846	17,846	-	(17,846)	-	-	-	2020- Rebar & Concrete repair
Tractors and Equipment	-	-	-	-	-	-	-	-	-	-	
Plow Truck	-	56,000	56,000	-	-	-	-	62,000	-	61,193	New plow truck every 3 years
Cabin Wells	-	-	-	-	-	-	-	-	-	-	
Lake Wells	-	-	-	-	-	-	-	-	-	-	
Ranch Wells	-	-	-	-	-	-	-	-	-	-	
Ranch Water Treatment Plant	286,465	35,431	-	35,431	2,827	12,401	9,574	-	18,468	6,149	Coat & rehab tank, SCADA in PRV's, hydrants, ro
Lake Water Treatment Plant	57,820	310,000	-	310,000	209,908	248,000	38,092	79,183	22,299	18,090	Release Valve 19, Coat in 21, Pump in 22
Lake Wastewater System	8,897	15,000	(9,536)	24,536	3,688	10,000	6,311	9,581	1,126	29,851	Lift Pumps in 2020, Video in 2021
Ranch Septic System	20,054	8,000	-	8,000	6,299	8,000	1,701	-	-	(0)	21- Monitoring well, if required
Gates/Security	-	-	(30,000)	30,000	-	-	-	2,000	2,000	2,000	Security Cameras 2021, Additional Cameras 22, 23, 24
Lake Excavation	-	15,000	-	15,000	-	-	-	15,000	15,000	16,883	Allocate \$15K / Year-Infiltration Gallery 21, 22
Contingency & Other Minor Items	-	45,000	45,000	-	-	-	-	46,000	23,000	28,000	Contingency of 10%
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	
Total Reserve Fund Expenditures	505,230	492,330	43,618	448,712	240,568	278,400	37,832	508,738	249,938	305,093	
	=	=	=	=	=	=	=	=	=	=	
Excess Revenues Over Expenditures	(166,230)	(34,905)	70,618	35,713	243,857	(278,400)	522,257	(40,313)	279,262	329,407	
Beginning Fund Balance	1,776,534	1,674,272	(63,968)	1,610,305	1,610,305	1,674,272	(63,968)	1,646,017	1,605,704	1,884,967	
Ending Fund Balance	1,610,305	1,639,367	6,650	1,646,017	1,854,162	1,395,872	458,290	1,605,704	1,884,967	2,214,373	
	=	=	=	=	=	=	=	=	=	=	
Accumulated Funds by Category											
Restricted By Bond Documents	200,000	200,000	-	200,000	200,000	-	-	200,000	-	-	Releases in 2023
Truck & Equipment	169,676	138,676	56,000	194,676	194,676	-	-	169,676	209,376	188,184	
Roads & Gates	309,944	384,944	(15,000)	369,944	399,944	-	-	167,971	274,752	313,885	Includes \$200K release above in 2023
Fencing, Signs & Lighting	46,729	61,729	1,000	62,729	62,729	-	-	58,729	74,699	90,638	
Metro Ranch Facilities	63,582	83,582	-	83,582	83,582	-	-	103,582	115,582	137,582	
Ranch Manager House	79,109	91,209	-	91,209	99,109	-	-	106,209	122,413	144,413	
Dam & Lake	30,646	69,290	(16,490)	52,800	67,800	-	-	77,800	135,800	191,917	
Water System	295,429	181,371	(11,373)	169,998	302,694	-	-	300,815	483,048	658,809	
Sewer System - Lake	268,318	266,715	(6,433)	260,282	281,129	-	-	267,201	283,576	271,224	
Septic System - Ranch Clubhouse	16,871	12,850	(2,054)	10,796	12,497	-	-	12,721	14,721	16,721	Line under driving range to be a club expense
10% For Contingency & Other Minor Items	130,000	149,000	1,000	150,000	150,000	-	-	141,000	171,000	201,000	
Total Debt & Capital Reserves	1,610,305	1,639,367	6,650	1,646,017	1,854,162	1,395,872	458,290	1,605,705	1,884,967	2,214,373	
	=	=	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Routt County, Colorado.

On behalf of the Catamount Metropolitan District

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Catamount Metropolitan District

(local government)^C

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

\$ 20,675,120

(Gross^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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:

\$ 20,675,120

(NET^G 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: 12/9/2021
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2022.
(yyyy)

PURPOSE (see end notes for definitions and examples)

LEVY²

REVENUE²

1. General Operating Expenses ^H	<u>30.000</u> mills	\$ 620,253.60
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(2.606)</u> mills	\$ (53,879.36)
SUBTOTAL FOR GENERAL OPERATING:	<u>27.394</u> mills	<u>\$ 566,374.24</u>
3. General Obligation Bonds and Interest ^J	<u>7.606</u> mills	\$ 157,254.96
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ -
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>35.000</u> mills	<u>\$ 723,629.20</u>

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.

¹ 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.

² 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).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: Water Facilities and Street and Road Improvements
Series: General Obligation Bond - Series 2009
Date of Issue: April 1, 2009
Coupon rate: 3.92%
Maturity Date: December 31, 2028
Levy: 7.606
Revenue: \$157,254.96

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

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

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

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