

MARABOU RANCH METROPOLITAN DISTRICT

2025 BUDGET MESSAGE

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

Marabou Ranch Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The primary purpose of the District is to provide for the acquisition and/or the operation and maintenance of certain existing improvements previously constructed for Marabou Ranch and presently owned by the Marabou Ranch Owners Association. The improvements include a potable water system serving Marabou Ranch, as well as internal roads, perimeter fencing and riparian improvements.

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:

- Operation of water treatment and delivery facilities and infrastructure
- Maintenance of the roadway system
- Fence maintenance
- Landscape maintenance
- Trail maintenance
- Pond, ditch, waterways, and irrigation maintenance

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 properties in the District.

Marabou Ranch Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Date Printed: 1/25/25

	2023 Unaudited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	YTD Thru 10/31/24 Actual	YTD Thru 10/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	Budget Notes / Assumptions
PROPERTY TAXES									
Lot Breakdown:									
# of Vacant Lots	49	48	48	48				45	Per Assessor Download 09/11/24
# of Improved Lots	13	14	14	14				17	Per Assessor Download 09/11/24
Total # of Lots	62	62	62	62				62	
Average Vacant Lot AV	16,521	19,413	19,413	19,413				24,156	
Average Improved Lot AV	205,434	285,248	285,248	285,248				285,716	Per Sep Abstract
Assessed Valuation	3,480,170	4,925,280	4,925,280	4,925,280				5,944,210	Final AV
	=	=	=	=				=	
Mill Levy Breakdown:									
Mill Levy - Operations	14.000	10.960	10.960	10.960				17.000	Estimated Need
Mill Levy - Debt	5.600	4.290	4.290	4.290				6.250	8 mills originally projected
Total	19.600	15.250	15.250	15.250				23.250	
Property Tax Revenue - Operations	48,722	53,981	53,981	53,981				101,052	AV * Mills/ 1,000 (Max \$200K +Growth)
Property Tax Revenue - Debt	19,489	21,129	21,129	21,129				37,151	AV * Mills/ 1,000
Total	68,211	75,111	75,111	75,111				138,203	
OPERATIONS & CAPITAL FEES									
Vacant Lot Fee Breakdown:									
Operations Assessment	2,643	2,911	2,911	2,911				4,446	For unimproved properties-ops
Capital / Debt Assessment	1,057	1,139	1,139	1,139				1,634	For unimproved properties-debt
Total Fee Per Vacant Lot	3,700	4,050	4,050	4,050				6,080	
Add Average Property Tax Per Vacant Lot	\$324	\$296	\$296	\$296				\$562	
Total Taxes & Fees- Vacant Lot	\$4,024	\$4,346	\$4,346	\$4,346				\$6,642	Approximate avg total per vacant lot
Average Property Tax Per Improved Lot	\$4,027	\$4,350	\$4,350	\$4,350				\$6,643	Average of 17 properties

Marabou Ranch Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis For the Period Indicated

Date Printed: 1/25/25

	2023 Unaudited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	YTD Thru 10/31/24 Actual	YTD Thru 10/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	Budget Notes / Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	68,211	77,923	79,546	80,292	80,291	77,923	2,369	138,203	AV * Mills/ 1,000 (Max \$200K +Growth)
Specific Ownership Taxes	4,784	5,258	5,391	5,443	3,528	3,944	(415)	9,675	7.0% of Taxes
Maintenance Fees (Vacant Lot Operations)	129,507	139,728	139,728	139,728	139,728	139,728	(0)	200,070	45 Lots
Vacant Lot Fees- Capital/Debt	51,793	54,672	54,672	54,672	54,672	54,672	0	73,530	45 Lots
Interest	8,538	3,365	4,265	4,265	4,065	2,804	1,261	3,250	Based on 2024 Forecast
Association Contributions	-	-	-	-	-	-	-	-	-
Other Revenues	150	200	800	800	428	167	261	200	-
TOTAL REVENUE	262,983	281,145	284,402	285,200	282,712	279,237	3,475	424,928	
EXPENDITURES									
Administration	65,920	59,759	70,979	71,037	59,481	51,165	(8,316)	99,902	See General Fund Detail
Operations	344,751	141,800	178,062	153,062	127,142	121,167	(5,975)	205,380	See General Fund Detail
Organizational Costs	-	-	-	-	-	-	-	-	-
Debt Service	71,187	86,707	86,707	76,779	21,003	22,170	1,168	131,123	See Debt Service Fund
Capital Outlay	-	-	-	-	-	-	-	-	See Capital Fund
TOTAL EXPENDITURES	481,858	288,266	335,748	300,878	207,625	194,502	(13,124)	436,405	
REVENUE OVER / (UNDER) EXP	(218,875)	(7,121)	(51,346)	(15,678)	75,086	84,735	(9,648)	(11,477)	
OTHER SOURCES / (USES)									
Bond Proceeds	140,000	-	-	-	-	-	-	-	No Financed Projects Planned
TOTAL OTHER SOURCES / (USES)	140,000	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(78,875)	(7,121)	(51,346)	(15,678)	75,086	84,735	(9,648)	(11,477)	
BEGINNING FUND BALANCE	253,783	165,175	174,732	174,908	174,908	165,175	9,733	159,231	
ENDING FUND BALANCE	174,908	158,054	123,386	159,231	249,995	249,910	85	147,754	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Non-Spendable	3,400	3,500	3,500	3,500	-	-	-	13,871	Estimated Prepaid Insurance
Restricted for Emergencies	5,304	6,108	6,206	6,206	6,206	-	-	9,336	3% of General Fund Rev/Exp
Restricted for Debt Service	88,455	79,116	79,116	90,018	145,218	-	-	72,628	Per Debt Service Fund
Restricted for Capital Improvements	-	-	-	-	-	-	-	-	Per Capital Fund
Assigned For Following Year Budget Deficit	-	-	-	-	-	-	-	-	Assume Balanced Budget for 2024
Assigned for Capital Replacements	45,000	60,000	25,000	30,000	45,000	-	-	25,000	Assigned for Future Replacements
Unassigned	32,750	9,330	9,564	29,507	53,571	-	-	26,919	Remaining General Fund Dollars Available
TOTAL ENDING FUND BALANCE	174,908	158,054	123,386	159,231	249,995	249,910	85	147,754	
=	=	=	=	=	=	=	=	=	

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

Marabou Ranch Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Date Printed: 1/25/25

	2023 Unaudited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	YTD Thru 10/31/24 Actual	YTD Thru 10/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	Budget Notes / Assumptions
GENERAL FUND									
REVENUE									
Property Taxes	48,722	53,981	55,886	55,886	55,886	53,981	1,904	101,052	AV * Mills/ 1,000 (Max \$200K +Growth)
Property Taxes - State Backfill		2,812	2,531	2,531	2,531	2,812	(281)	-	State Backfill of Lost Revenue - SB22-238
Specific Ownership Taxes	3,417	3,779	3,912	3,912	2,536	2,834	(299)	7,074	7.0% of Taxes
Maintenance Fees (Vacant Lot Operations)	129,507	139,728	139,728	139,728	139,728	139,728	(0)	200,070	45 Lots
Interest Income	7,353	3,100	4,000	4,000	3,838	2,583	1,255	2,800	Based on 2024 Forecast
Late Fees & Interest	-	-	-	-	-	-	-	-	Assume no delinquent accounts
Other Income (Estoppel Fees)	150	200	800	800	428	167	261	200	Based on 2024 forecast
TOTAL REVENUE	189,150	203,600	206,857	206,857	204,946	202,105	2,840	311,196	
EXPENDITURES									
Administration									
Accounting	21,689	20,900	25,000	25,000	21,334	18,392	(2,942)	26,250	Based on 2024 forecast
Audit	-	-	-	-	-	-	-	-	Exemption included in Accounting above
District Management	12,000	12,000	12,000	12,000	10,000	10,000	-	12,000	Based on 2024 forecast (paid to Assn)
Election	3,035	500	-	-	-	500	500	15,000	May Board Member & Nov TABOR Elections
Insurance & SDA Dues	3,248	3,640	3,650	3,650	3,650	3,640	(10)	13,210	Add Pty & Crime in 2025 + 12% Inc
Legal	20,736	17,100	25,000	25,000	20,197	13,680	(6,517)	26,600	Assuming 2 board meetings/year
Water Rights- Legal & Engineering	-	-	-	-	-	-	-	-	Based on 2024 forecast
Office Supplies & Misc Other	1,152	1,500	1,500	1,500	1,276	1,250	(26)	1,600	Bill.com fees & misc other
Credit Card Fees	2,595	2,500	500	500	311	2,083	1,772	500	Changing to new system in 2024
Treasurer's Fees	1,465	1,619	1,619	1,677	1,753	1,619	(134)	3,032	3% of property taxes
Website	-	-	1,710	1,710	960	-	(960)	1,710	
Total Administration	65,920	59,759	70,979	71,037	59,481	51,165	(8,316)	99,902	
Operations									
Water System Maintenance	20,360	16,800	45,800	45,800	36,620	14,000	(22,620)	19,280	(\$9,600 to HOA + testing + fire monitoring)
Road Maintenance	1,723	3,000	14,250	14,250	14,250	3,000	(11,250)	70,000	Crack Sealing in 2025
Cattle Guard Maintenance	-	2,000	-	-	-	2,000	2,000	2,000	Based on 2024 budgeted amount
Snow Removal	45,683	41,000	61,000	61,000	48,400	27,333	(21,067)	45,100	Native (\$23k); + HOA (~\$18k)
Gate Maintenance	3,789	1,500	-	-	450	1,500	1,050	1,500	Per Scott - New wireless system
Fence Maintenance	-	3,000	-	-	-	3,000	3,000	3,000	Based on 2024 budgeted amount
Pond/Ditch/Irrigation Maintenance	1,010	4,000	4,000	4,000	-	4,000	4,000	4,000	Based on 2024 forecast
Riparian Improvement Maintenance	259,030	20,000	-	-	(90)	20,000	20,090	20,000	Bank Erosion and unforeseen needs
Landscaping/Open Space Maintenance	-	500	500	500	-	500	500	500	Based on 2024 forecast
Trail Maintenance	9,875	10,000	4,000	4,000	4,000	10,000	6,000	10,000	Per Scott - Less maint req in 2024
Sign Maintenance	3,283	15,000	23,512	23,512	23,512	15,000	(8,512)	5,000	Per Scott - Only as needed
Contingency	-	25,000	25,000	-	-	20,833	20,833	25,000	Unforeseen needs
Total Operations	344,751	141,800	178,062	153,062	127,142	121,167	(5,975)	205,380	
TOTAL EXPENDITURES	410,671	201,559	249,041	224,099	186,623	172,331	(14,291)	305,282	
REVENUE OVER / (UNDER) EXP	(221,521)	2,041	(42,184)	(17,242)	18,323	29,774	(11,451)	5,914	Use carryover from 2024 to cover deficit
OTHER SOURCES / (USES)									
Association Advance (Repayment)	-	-	-	-	-	-	-	-	
Transfer from (to) Other Funds	140,000	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	140,000	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(81,521)	2,041	(42,184)	(17,242)	18,323	29,774	(11,451)	5,914	
BEGINNING FUND BALANCE	167,975	76,897	86,454	86,454	86,454	76,897	9,556	69,212	
ENDING FUND BALANCE	86,454	78,938	44,269	69,212	104,777	106,671	(1,895)	75,126	

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

Marabou Ranch Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis For the Period Indicated

Date Printed: 1/25/25

	2023 Unaudited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	YTD Thru 10/31/24 Actual	YTD Thru 10/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	Budget Notes / Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	19,489	21,129	21,129	21,875	21,875	21,129	745	37,151	AV * Mills/ 1,000
Specific Ownership Taxes	1,367	1,479	1,479	1,531	992	1,109	(117)	2,601	7.0% of Taxes
Vacant Lot Capital / Debt Fees	51,793	54,672	54,672	54,672	54,672	54,672	0	73,530	45 Lots
Interest Income	1,185	265	265	265	227	221	6	450	Based on 2024 Forecast
TOTAL REVENUE	73,834	77,545	77,545	78,343	77,766	77,131	635	113,732	
EXPENDITURES									
Bond Principal- Series A	32,000	33,000	33,000	33,000	-	-	-	35,000	Due 12/1 Per DS Amort Schedule
Bond Interest- Series A	34,611	33,283	33,283	33,283	16,642	16,642	-	56,137	4.15% Thru 12/24- Estimated at 7.3% reset
Bond Principal- Series B	-	-	-	-	-	-	-	11,650	1st pmt due 12/1/25
Bond Interest- Series B	3,980	9,790	9,790	9,790	3,685	4,895	1,210	17,221	4.15% Thru 12/24- Estimated at 7.3% reset
Treasurer's Fees	586	634	634	656	657	634	(23)	1,115	3% of Property Taxes
Bond Issuance Costs	-	-	-	-	-	-	-	-	
Contingency	10	10,000	10,000	50	20	-	(20)	10,000	Unforeseen Needs or Loan Draws
TOTAL EXPENDITURES	71,187	86,707	86,707	76,779	21,003	22,170	1,168	131,123	
REVENUE OVER / (UNDER) EXP	2,647	(9,161)	(9,162)	1,564	56,764	54,961	1,802	(17,390)	
OTHER SOURCES / (USES)									
Transfer To Other Funds	(140,000)	-	-	-	-	-	-	-	None anticipated
Bond Proceeds- Series A	-	-	-	-	-	-	-	-	Series A fully drawn during 2020
Bond Proceeds- Series B	140,000	-	-	-	-	-	-	-	Available Thru Dec 1, 2024
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	2,646.70	(9,161)	(9,162)	1,564	56,764	54,961	1,802	(17,390)	
BEGINNING FUND BALANCE	85,808	88,278	88,278	88,455	88,455	88,278	177	90,018	
ENDING FUND BALANCE	88,455	79,116	79,116	90,018	145,218	143,239	1,979	72,628	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Debt Service Reserve Fund	68,671	68,000	68,000	68,000	68,814			68,000	Required By Bond Covenants
Bond Payment Fund	19,784	11,116	11,116	22,018	76,404			4,628	
TOTAL FUND BALANCE	88,455	79,116	79,116	90,018	145,218	143,239	1,979	72,628	
	=	=	=	=	=	=	=	=	

Marabou Ranch Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Date Printed: 1/25/25

	2023 Unaudited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	YTD Thru 10/31/24 Actual	YTD Thru 10/31/24 Budget	Variance Favorable (Unfavor)	2025 Adopted Budget	Budget Notes / Assumptions
CAPITAL FUND									
REVENUE									
Interest income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Bank & Credit Card Fees	-	-	-	-	-	-	-	-	
Association Repayment- Organizational Costs	-	-	-	-	-	-	-	-	
Capital- Roads	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Fencing	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Fire Mitigation	-	-	-	-	-	-	-	-	Not an allowed power per service plan
Capital- Riparian Improvement	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Other / Contingency	-	-	-	-	-	-	-	-	No Projects Planned
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXP	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfer From Debt Service	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Routt County, Colorado.

On behalf of the Marabou Ranch Metropolitan District

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Marabou Ranch Metropolitan District

(local government)^C

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

\$ 5,944,210

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

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:

\$ 5,944,210


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

for budget/fiscal year 2025.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>17.000</u> mills	<u>\$ 101,051.57</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	<u>\$ -</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>17.000</u> mills	<u>\$ 101,051.57</u>
3. General Obligation Bonds and Interest ^J	<u>6.250</u> mills	<u>\$ 37,151.31</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	<u>\$ -</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>\$ -</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>\$ -</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>\$ -</u>
	<u>0.000</u> mills	<u>\$ -</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>23.250</u> mills	<u>\$ 138,202.88</u>

Contact person: Jon Erickson Daytime phone: (970) 926-6060 x101
 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:	Financing of Public Improvements
Series:	Limited Tax General Obligation Loan 2019 Series A
Date of Issue:	September 26, 2019
Coupon rate:	4.15%
Maturity Date:	December 1, 2039
Levy:	4.746
Revenue:	\$28,211.22
2. Purpose of Issue:	Financing of Public Improvements
Series:	Limited Tax General Obligation Loan 2019 Series B
Date of Issue:	September 26, 2019
Coupon rate:	4.15%
Maturity Date:	December 1, 2039
Levy:	1.504
Revenue:	\$8,940.09

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.