



January 12, 2024

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

RE: Catamount Metropolitan District

LG ID# 54033

Attached is the 2024 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 9, 2023. 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 \$29,675,850, the total property tax revenue is \$890,275.50. 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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**RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT**

**TO ADOPT 2024 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 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors of the Catamount Metropolitan District has appointed a budget committee to prepare and submit a proposed 2024 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 9, 2023 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 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO, FOR THE 2024 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 9, 2023 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$890,275.50 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 2023 valuation for assessment for the Catamount Metropolitan District, as certified by the County Assessor is \$29,675,850.

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 2024 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 2023.
- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2024 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 2024 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 2023.

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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 2024 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 2023.
- 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 2024 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 9, 2023, 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:

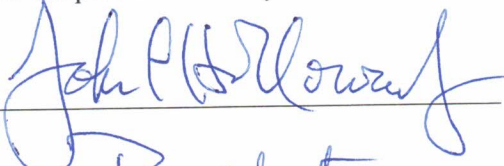
Current Operating Expenditures	\$ 596,067
Water and Sewer Operating Expenditures	196,492
Capital Expenditures	<u>554,210</u>
TOTAL GENERAL FUND:	\$ 1,346,769

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

**TO ADOPT 2024 BUDGET, SET MILL LEVIES AND  
APPROPRIATE SUMS OF MONEY  
(CONTINUED)**

The above resolutions to adopt the 2024 budget, set the mill levies and to appropriate sums of money were adopted this 9th day of October, 2023.

Attest:   
Title: President

# CATAMOUNT METROPOLITAN DISTRICT

## 2024 BUDGET MESSAGE

The attached 2024 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.

## 2024 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 2024 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.

**CATAMOUNT METROPOLITAN DISTRICT**  
**COMBINED BALANCE SHEET**  
**August 31, 2023**

**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	35,888			35,888
ColoTrust	2,431,992			2,431,992
Due From (To) Other Funds	(2,118,524)	2,118,524		-
<b>Total Cash</b>	<b>349,356</b>	<b>2,118,524</b>	<b>-</b>	<b>2,467,880</b>
Other Current Assets				
Property Tax Receivable	27,155			27,155
Accounts Rec - Bd Member Health Insurance	-			-
Accounts Receivable - Customers	9,411			9,411
Accrued Interest Receivable	-			-
Due From County Treasurer	-			-
Other Receivables	5,485			5,485
Prepaid Insurance	-			-
<b>Total Current Assets</b>	<b>391,407</b>	<b>2,118,524</b>	<b>-</b>	<b>2,509,931</b>
Property, Plant & Equipment			22,856,407	22,856,407
Accumulated Depreciation			(13,390,092)	(13,390,092)
<b>Total Assets</b>	<b>391,407</b>	<b>2,118,524</b>	<b>9,466,315</b>	<b>11,976,246</b>
Liabilities:				
Accounts Payable	9,336			9,336
Payroll Liabilities	1,174			1,174
Deferred Property Taxes	27,155			27,155
Retainage Payable		-		-
Bond Payable - Series 2006			-	-
Bond Payable - Series 2009			-	-
<b>Total Liabilities</b>	<b>37,665</b>	<b>-</b>	<b>-</b>	<b>37,665</b>
Net Assets				
Investment in Fixed Assets, Net of Related Debt			9,466,315	9,466,315
General Fund Balance	353,741		-	353,741
Restricted by Bond Documents		-		-
Replacement Fund Reserve Total		2,118,524		2,118,524
<b>Total Net Assets</b>	<b>353,741</b>	<b>2,118,524</b>	<b>9,466,315</b>	<b>11,938,581</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>391,407</b>	<b>2,118,524</b>	<b>9,466,315</b>	<b>11,976,246</b>
	=	=	=	=
	-	-	-	-

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**

Forecasted Inflation: 3%

	2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	8 Months	8 Months	Variance Favorable (Unfavor)	2024 Adopted Budget	2025 Forecast	2026 Forecast	2027 Forecast	Budget Comments
					Ended 08/31/23 Actual	Ended 08/31/23 Budget						
<b>Revenues &amp; Other Sources of Funds</b>												
Assessed Value	20,675,120	20,905,510		20,905,510				29,675,850	29,675,850	31,456,401	33,340,000	Dec Final per Assessor
Operations Mill Levy	30,000	30,000		30,000				30,000	30,000	30,000	30,000	Max per service plan
Debt Service Mill Levy	7,606	1,740		1,740				-	-	-	-	Goes away in 2024 since bonds are paid off
Temporary Mill Levy Reduction	(2,606)	-		-				-	-	-	-	Maximize taxes to minimize fees
Net Mill Levy To be Collected	35,000	31,740		31,740				30,000	30,000	30,000	30,000	35 mill max with debt, 30 mill max without
Property Tax Revenues	723,629	663,541		663,541				890,276	890,276	943,692	1,000,200	
Lots	98	98		98				98	98	98	98	
Developer Parcels	7	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>	<b>105</b>	
Service Fee Per Lot/ Parcel	2,400	3,500		3,500				2,000	2,100	2,200	2,300	Based on anticipated needs
Water Fund Fee Per Lot	-	-		-				-	-	-	-	
<b>Total Fees Per Lot/Parcel</b>	<b>2,400</b>	<b>3,500</b>		<b>3,500</b>				<b>2,000</b>	<b>2,100</b>	<b>2,200</b>	<b>2,300</b>	
Property Taxes, Net of Abatements	724,084	663,541	-	663,541	636,488	659,560	(23,071)	890,276	890,276	943,692	1,000,200	30 mill Max Per Service Plan For Ops
State Backfill of Los Property Taxes								30,041	30,942	31,870		County Estimate of Rev Lost by SB 22-238
Specific Ownership Taxes	49,162	39,812	-	39,812	27,727	23,224	4,503	40,062	40,062	42,466	45,009	4.5% of Property Taxes
Service Contract Fees-Lots	235,200	343,000	-	343,000	343,000	343,000	-	196,000	205,800	215,600	225,400	Rate Times Quantity
Service Contract Fees-Club & Parcels	38,593	53,870	-	53,870	53,870	53,870	(0)	28,823	30,264	31,705	33,146	Based on calculation
Out of District Fees (Morgenstern)	5,591	6,039	-	6,039	6,039	6,039	(0)	6,220	6,407	6,599	6,797	Morgenstern invoice
Interest Income	39,825	43,142	71,858	115,000	82,486	28,761	53,725	110,000	119,000	133,000	145,000	5% of Fund Balance
Late Fees	810	1,000	1,000	2,000	1,926	667	1,259	2,000	2,000	2,000	2,000	Fees on delinquent balances
Other Income	19,384	3,700	2,920	6,620	6,620	2,467	4,153	3,000	3,000	3,000	3,000	Estoppel Fees & Misc Other
Open Space Assess Interest Income	-	-	-	-	-	-	-	-	-	-	-	All collected
Assessment for Parcel Purchase	-	-	-	-	-	-	-	-	-	-	-	All collected
Snow Removal Charges	600	1,080	120	1,200	1,200	810	390	1,250	1,288	1,326	1,366	Based on normal year
Agriculture Lease & Haying Operations	3,675	2,122	(122)	2,000	2,000	2,122	(122)	2,000	2,060	2,122	2,185	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>1,117,523</b>	<b>1,157,906</b>	<b>75,776</b>	<b>1,233,683</b>	<b>1,161,956</b>	<b>1,121,119</b>	<b>40,836</b>	<b>1,310,272</b>	<b>1,331,699</b>	<b>1,413,981</b>	<b>1,464,704</b>	
Water Tap Fees	11,304	11,000	(1,550)	9,450	9,450	11,000	(1,550)	11,000	11,000	11,000	11,000	Averages \$11,000 per lot, assume 1/ yr
Water User Fees	115,979	113,684	(3,684)	110,000	47,538	49,737	(2,199)	113,500	116,905	120,412	124,025	Assume less excess water usage
Water Meter Sales	20,700	10,000	(9,000)	1,000	900	10,000	(9,100)	1,500	1,545	1,591	1,639	New construction
Sewer User Fees	67,961	75,227	(1,727)	73,500	36,633	37,614	(980)	80,675	82,921	85,782	88,696	Sewer Exp & Repl. Reserve
CROA Contribution- Meter Project	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Water and Sewer Revenues</b>	<b>215,944</b>	<b>209,911</b>	<b>(15,961)</b>	<b>193,950</b>	<b>94,521</b>	<b>108,350</b>	<b>(13,829)</b>	<b>206,675</b>	<b>212,371</b>	<b>218,786</b>	<b>225,359</b>	
<b>Total Combined Revenues</b>	<b>1,333,468</b>	<b>1,367,817</b>	<b>59,816</b>	<b>1,427,633</b>	<b>1,256,477</b>	<b>1,229,470</b>	<b>27,007</b>	<b>1,516,947</b>	<b>1,544,070</b>	<b>1,632,767</b>	<b>1,690,063</b>	

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

Modified Accrual Basis

		2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	8 Months Ended 08/31/23 Actual	8 Months Ended 08/31/23 Budget	Variance Favorable (Unfavor)	2024 Adopted Budget	2025 Forecast	2026 Forecast	2027 Forecast	Budget Comments
<b>Expenditures</b>													
General and Admin Exp.	Page 4	143,611	167,431	(9,367)	176,798	130,024	130,478	453	182,563	188,692	196,375	204,597	Page 3
Operating Expense	Page 4	72,761	60,701	(14,682)	75,384	46,820	49,229	2,409	77,525	77,392	76,835	79,050	Page 3
Road, Dam & Landscape Maint.	Page 4	55,956	97,644	8,388	89,256	32,692	49,094	16,403	92,176	94,941	97,789	100,723	Page 3
District Labor	Page 5	179,093	231,882	(12,385)	244,267	153,554	158,275	4,722	243,803	249,462	255,222	261,088	Page 4
<b>Total General Operating Expenditures</b>		<b>451,422</b>	<b>557,658</b>	<b>(28,046)</b>	<b>585,705</b>	<b>363,089</b>	<b>387,076</b>	<b>23,987</b>	<b>596,067</b>	<b>610,487</b>	<b>626,220</b>	<b>645,457</b>	
Water Maintenance		109,106	127,425	(3,400)	130,825	79,808	91,553	11,745	135,317	138,926	142,599	146,437	Page 5
Sewer Maintenance		43,154	56,802	(3,126)	59,928	36,690	40,099	3,409	61,175	62,821	64,607	66,436	Page 5
<b>Total Water &amp; Sewer Operating Expend.</b>		<b>152,260</b>	<b>184,227</b>	<b>(6,526)</b>	<b>190,753</b>	<b>116,497</b>	<b>131,651</b>	<b>15,154</b>	<b>196,492</b>	<b>201,747</b>	<b>207,207</b>	<b>212,873</b>	
Principal		150,000	35,000	-	35,000	35,000	35,000	-	-	-	-	-	Page 5
Interest		7,252	1,372	1,385	(13)	(13)	1,372	1,385	-	-	-	-	Page 5
<b>Total Debt Service Expenditures</b>		<b>157,252</b>	<b>36,372</b>	<b>1,385</b>	<b>34,987</b>	<b>34,987</b>	<b>36,372</b>	<b>1,385</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Transfer to Replacement Fund</b>		<b>572,425</b>	<b>588,425</b>	<b>(28,000)</b>	<b>616,425</b>	<b>588,425</b>	<b>588,425</b>	<b>-</b>	<b>724,000</b>	<b>731,800</b>	<b>799,475</b>	<b>830,860</b>	Page 6
<b>Surplus (Deficit)</b>		<b>109</b>	<b>1,135</b>	<b>(1,371)</b>	<b>(236)</b>	<b>153,479</b>	<b>85,945</b>	<b>67,534</b>	<b>388</b>	<b>35</b>	<b>(135)</b>	<b>873</b>	
Beginning Fund Balance - General Fund		200,153	200,814	(551)	200,263	200,263	200,814	(551)	200,026	200,415	200,450	200,314	Roll-forward from prior year forecast
<b>Ending Fund Balance - General Fund</b>		<b>200,263</b>	<b>201,949</b>	<b>(1,923)</b>	<b>200,026</b>	<b>353,741</b>	<b>286,759</b>	<b>66,983</b>	<b>200,415</b>	<b>200,450</b>	<b>200,314</b>	<b>201,187</b>	Roughly 1/4 of annual expenses
<b>Components of Fund Balance:</b>													
Reserved For Operations		200,263	201,949	(1,923)	200,026	353,741		200,415	200,450	200,314	201,187		Per Above
Restricted By Bonds		200,000	-	-	-	-	-	-	-	-	-	-	See Page 6
Designated For Capital		1,926,222	1,732,974	269,077	2,002,051	2,118,525		2,171,842	2,457,578	2,708,248	2,760,620		See Page 6
<b>Total Fund Balance- All Funds</b>		<b>2,326,485</b>	<b>1,934,923</b>	<b>267,155</b>	<b>2,202,077</b>	<b>2,472,266</b>		<b>2,372,256</b>	<b>2,658,027</b>	<b>2,908,563</b>	<b>2,961,807</b>		

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

**Modified Accrual Basis**

	<b>2022 Audited Actual</b>	<b>2023 Adopted Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2023 Forecast</b>	<b>8 Months Ended 08/31/23 Actual</b>	<b>8 Months Ended 08/31/23 Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2024 Adopted Budget</b>	<b>2025 Forecast</b>	<b>2026 Forecast</b>	<b>2027 Forecast</b>	<b>Budget Comments</b>
<b>G&amp;A Expenses</b>												
Accounting & Administration	41,583	56,340	10,000	46,340	30,374	33,804	3,430	51,000	52,530	54,106	55,729	Based on prior years
Billing Fees	1,719	1,888	88	1,800	1,238	1,416	179	1,850	1,906	1,963	2,022	Based on prior years
Audit Fees	7,300	7,800	300	7,500	7,500	7,800	300	7,700	7,900	8,100	8,343	Per Crady Puca
Computer	3,919	6,000	-	6,000	1,401	4,000	2,599	3,000	3,090	6,000	6,180	Per Joel
Insurance - Package Policy	32,768	37,684	154	37,529	37,529	37,684	154	41,000	42,230	43,497	44,802	9% Increase per CSDPLP
Legal - General	950	2,300	-	2,300	226	1,533	1,307	2,400	2,472	2,546	2,622	Per Joel
Legal - Water Rights Protection	7,467	10,800	(9,200)	20,000	4,364	7,200	2,836	12,000	12,360	12,731	13,113	Per Joel
Engineering- Water Rights Protection	11,064	8,100	(9,900)	18,000	17,846	5,400	(12,446)	18,500	19,055	19,627	20,215	Per Joel
Miscellaneous Other	282	418	-	418	93	279	185	430	443	457	470	Based on prior years
Elections	1,183	1,278	323	955	955	1,278	323	500	2,000	500	2,000	Planning for 2025 Election
Office Supplies	2,706	3,090	-	3,090	2,021	2,060	39	3,200	3,296	3,395	3,496	Based on prior years
Postage	44	103	-	103	-	69	69	100	103	106	109	Based on prior years
Building Repairs and Maintenance	1,183	2,300	-	2,300	1,042	1,533	491	2,400	2,472	2,546	2,622	Per Joel
Office Equipment	200	432	-	432	-	288	288	450	463	477	492	Based on prior years
Telephone - Office	2,073	2,325	-	2,325	1,451	1,550	99	2,400	2,472	2,546	2,622	Based on prior years
Treasurers Fees	21,725	19,906	-	19,906	19,084	19,787	703	26,708	26,708	28,311	30,006	3% of property taxes
Website Maintenance	708	800	87	713	713	800	87	735	757	780	804	B-Web Website Hosting & Maintenance
Maintenance Facility Propane	3,713	2,781	(1,219)	4,000	2,194	2,086	(109)	5,000	5,150	5,305	5,464	Based on prior years
Maintenance Facility Electric	2,051	2,540	-	2,540	1,813	1,693	(120)	2,625	2,704	2,785	2,869	Based on prior years
Maintenance Facility Alarm	973	547	-	547	180	219	39	565	582	599	617	Based on prior years
<b>Total G&amp;A Expenses</b>	<b>143,611</b>	<b>167,431</b>	<b>(9,367)</b>	<b>176,798</b>	<b>130,024</b>	<b>130,478</b>	<b>453</b>	<b>182,563</b>	<b>188,692</b>	<b>196,375</b>	<b>204,597</b>	
<b>Operation Expenditures:</b>												
Gasoline/Diesel Fuel	11,490	7,944	(6,056)	14,000	10,841	5,462	(5,379)	18,000	18,540	19,096	19,669	Inc in fuel prices, large snow year, 3rd employee
Equipment Maintenance	8,891	8,020	(8,980)	17,000	13,652	5,347	(8,305)	13,000	13,390	13,792	14,205	Based on prior years
Tools for Shop	1,879	1,854	-	1,854	485	1,236	751	1,900	1,000	1,000	1,000	Based on prior years
Safety	53	1,591	-	1,591	511	1,061	550	1,600	1,648	1,698	1,748	Based on prior years
Telephone - Cell Phone	1,397	1,828	-	1,828	1,254	1,218	(35)	2,400	2,472	2,546	2,623	Based on prior years
Training	1,819	1,823	(1,177)	3,000	2,865	1,671	(1,194)	3,100	3,193	500	515	Based on prior years
Uniforms	84	713	-	713	638	475	(163)	1,000	1,030	1,061	1,093	Based on prior years
Utilities - Trash	1,679	1,935	-	1,935	1,465	1,290	(175)	2,000	2,060	2,122	2,186	Based on prior years
Agriculture & Ditch Maintenance	-	3,681	-	3,681	2,507	3,681	1,174	3,800	3,914	4,031	4,152	Per Joel
Forestry Management	32,698	17,500	2,500	15,000	2,728	17,500	14,772	15,450	15,914	16,391	16,883	Per Joel
District Manager Home Maintenance	2,290	3,282	-	3,282	675	2,188	1,513	3,400	2,000	2,000	2,000	Basic maintenance
Utilities - Electric	7,481	7,290	(1,210)	8,500	6,199	4,860	(1,339)	8,775	9,038	9,309	9,589	Based on prior years
GIS	3,000	3,240	240	3,000	3,000	3,240	240	3,100	3,193	3,289	3,387	Based on prior years
<b>Total Operation Expenditures</b>	<b>72,761</b>	<b>60,701</b>	<b>(14,682)</b>	<b>75,384</b>	<b>46,820</b>	<b>49,229</b>	<b>2,409</b>	<b>77,525</b>	<b>77,392</b>	<b>76,835</b>	<b>79,050</b>	
<b>Road, Dam, &amp; Landscape Maintenance</b>												
Contract Snow Removal - Duckels	6,330	4,584	-	4,584	3,613	3,438	(175)	4,725	4,867	5,013	5,163	Based on prior years
Contract Snow Removal - Club	8,494	8,851	-	8,851	4,125	5,310	1,185	9,000	9,270	9,548	9,835	Based on prior years
Landscape Maintenance	8,687	12,896	4,896	8,000	4,657	10,317	5,660	10,000	10,300	10,609	10,927	Per Joel
Road Maintenance	3,256	11,000	4,000	7,000	6,369	1,100	(5,269)	10,000	10,300	10,609	10,927	Per Joel
Dam Safety/ Repairs & Maintenance	5,330	23,603	-	23,603	7,003	10,622	3,618	15,000	15,450	15,914	16,391	Per Joel
Fence Maintenance	-	1,112	-	1,112	37	1,112	1,076	1,150	1,184	1,220	1,256	Per Joel
Frazil Channel Excavation	1,621	6,840	-	6,840	-	-	-	7,000	7,210	7,426	7,649	Includes lake and boat dock maintenance
Equipment Rental/Purchase	-	3,540	-	3,540	-	-	-	3,650	3,760	3,873	3,989	Misc rental or breakdown
Sand	1,294	3,434	-	3,434	912	2,576	1,664	3,500	3,605	3,714	3,825	Based on prior years
Signs & Lighting	3,540	1,000	(2,500)	3,500	3,427	1,000	(2,427)	3,600	3,708	3,819	3,934	Per Joel
Weed Control	12,474	16,000	1,000	15,000	525	9,600	9,075	15,500	15,965	16,444	16,937	Based on prior years
Mosquito Control	1,348	2,492	992	1,500	-	2,492	2,492	1,550	1,597	1,644	1,694	Based on prior years
Gate / Security	3,582	2,292	-	2,292	2,024	1,528	(496)	7,500	7,725	7,957	8,195	Cameras for mailbox enclosures & gate phone &
<b>Total Road, Etc. Maintenance</b>	<b>55,956</b>	<b>97,644</b>	<b>8,388</b>	<b>89,256</b>	<b>32,692</b>	<b>49,094</b>	<b>16,403</b>	<b>92,176</b>	<b>94,941</b>	<b>97,789</b>	<b>100,723</b>	

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

**Modified Accrual Basis**

	<b>2022 Audited Actual</b>	<b>2023 Adopted Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2023 Forecast</b>	<b>8 Months Ended 08/31/23 Actual</b>	<b>8 Months Ended 08/31/23 Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2024 Adopted Budget</b>	<b>2025 Forecast</b>	<b>2026 Forecast</b>	<b>2027 Forecast</b>	<b>Budget Comments</b>
<b>Water Operation Expenditures</b>												
Building Repairs	230	1,335	-	1,335	271	890	619	1,375	1,416	1,459	1,502	Based on prior years
Meter Purchases	18,677	2,225	-	2,225	1,868	2,225	357	5,000	5,150	5,305	5,464	Per Joel
Water System Maintenance	6,898	16,686	-	16,686	14,964	16,686	1,722	17,200	17,716	18,247	18,794	Duckels PRV Work
Water Testing	6,997	10,621	-	10,621	5,926	7,966	2,040	11,000	11,330	11,670	12,020	Based on prior years
Water Treatment	5,003	6,341	-	6,341	4,168	4,227	59	6,500	6,695	6,896	7,103	Based on prior years
Utilities - Electricity	13,375	14,580	-	14,580	9,323	8,894	(429)	15,017	15,468	15,932	16,410	Based on prior years
Water Security System	4,081	5,000	-	5,000	600	3,333	2,733	5,150	5,305	5,464	5,628	Based on prior years
Utilities - Propane	-	-	-	-	-	-	-	-	-	-	-	All in sewer
Water Permitting	930	1,278	-	1,278	780	100	(680)	1,300	1,339	1,379	1,421	Based on prior years
Engineering - Consulting	5,157	7,560	-	7,560	961	5,040	4,079	7,775	8,008	8,248	8,496	Per Joel
Telephone - Alarm	-	-	-	-	-	-	-	-	-	-	-	Changed to radio communications
Allocated Personnel Time	47,758	61,800	(3,400)	65,200	40,948	42,192	1,244	65,000	66,500	68,000	69,600	20% of Payroll
<b>Total Water Operation Expenditures</b>	<b>109,106</b>	<b>127,425</b>	<b>(3,400)</b>	<b>130,825</b>	<b>79,808</b>	<b>91,553</b>	<b>11,745</b>	<b>135,317</b>	<b>138,926</b>	<b>142,599</b>	<b>146,437</b>	
<b>Sewer System Operation Expenditures</b>												
Building Repairs	47	1,290	-	1,290	184	967	784	1,325	1,365	1,406	1,448	Per Joel
Sewer Maintenance and Operations	4,168	6,674	(2,326)	9,000	8,521	5,006	(3,515)	9,275	9,553	9,840	10,135	Per Joel
Sewer Testing - Lake	6,783	8,899	-	8,899	3,781	6,674	2,894	9,000	9,270	9,548	9,835	Per Joel- New permit, now sampling monthly
Sewer Testing - Ranch	2,778	3,000	-	3,000	1,837	2,000	163	3,100	3,193	3,289	3,387	Per Joel
Utilities - Electricity	15,765	16,410	-	16,410	10,893	10,994	101	17,000	17,510	18,035	18,576	Based on prior years
Sewer Permitting	1,196	1,669	-	1,669	1,238	1,669	431	1,725	1,776	1,830	1,885	Based on prior years
Engineering - Consulting	413	2,431	-	2,431	-	1,621	1,621	2,500	2,575	2,652	2,732	Based on prior years
Utilities - Propane	65	930	-	930	-	620	620	950	978	1,008	1,038	Based on prior years
Allocated Personnel Time	11,940	15,500	(800)	16,300	10,237	10,548	311	16,300	16,600	17,000	17,400	5% of Payroll
<b>Total Sewer Operating Expenditures</b>	<b>43,154</b>	<b>56,802</b>	<b>(3,126)</b>	<b>59,928</b>	<b>36,690</b>	<b>40,099</b>	<b>3,409</b>	<b>61,175</b>	<b>62,821</b>	<b>64,607</b>	<b>66,436</b>	
<b>Debt Service</b>												
2009 Bonds- Principal	150,000	35,000	-	35,000	35,000	35,000	-	-	-	-	-	Per Amort Schedule
2009 Bonds- Interest (4.25% Thru 4/1/19)	7,252	1,372	1,385	(13)	(13)	1,372	1,385	-	-	-	-	Per Amort Schedule- Reduced to 3.92% 04/19
<b>Total Debt Service on Water Plant Loan</b>	<b>157,252</b>	<b>36,372</b>	<b>1,385</b>	<b>34,987</b>	<b>34,987</b>	<b>36,372</b>	<b>1,385</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Payroll</b>												
District Manager	96,390	101,210	-	101,210	66,176	66,175	(0)	106,270	107,333	108,406	109,490	Annual increases
Operations Personnel	82,942	141,898	(2,000)	143,898	94,109	92,779	(1,330)	151,092	155,625	160,294	165,103	Annual Increases For 2 Hourly Employees
Employee Bonuses	13,027	-	(17,600)	17,600	-	-	-	-	-	-	-	Performance Based
Health Insurance - Full Time	23,605	35,294	-	35,294	23,995	28,029	4,034	38,679	39,839	41,034	42,265	8% Increase
Retirement - Full Time	11,926	15,073	(124)	15,197	9,938	10,048	111	15,956	16,303	16,659	17,025	6.2% of Wages
Medicare	2,656	3,525	(29)	3,554	2,158	2,350	192	3,732	3,813	3,896	3,982	1.45% of Wages
Unemployment Insurance	399	729	(6)	735	342	486	144	772	789	806	824	0.3% of wages
Workers Comp-Operations	4,562	7,049	2,266	4,783	4,783	7,049	2,266	5,001	5,151	5,306	5,465	Per CSD
Wellness Benefits	2,937	3,176	29	3,147	3,147	3,176	29	3,241	3,339	3,439	3,542	Annual Increases
ACH and Retirement Plan Fees	346	1,229	879	350	92	922	830	360	370	381	393	Based on prior years
Allocation to Water & Sewer Operations	(59,698)	(77,300)	4,200	(81,500)	(51,185)	(52,740)	(1,555)	(81,300)	(83,100)	(85,000)	(87,000)	20% to Water, 5% to Sewer
<b>Personnel Total</b>	<b>179,093</b>	<b>231,882</b>	<b>(12,385)</b>	<b>244,267</b>	<b>153,554</b>	<b>158,275</b>	<b>4,722</b>	<b>243,803</b>	<b>249,462</b>	<b>255,222</b>	<b>261,088</b>	

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

**Modified Accrual Basis**

<b>CAPITAL RESERVE FUND</b>	<b>2022 Audited Actual</b>	<b>2023 Adopted Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2023 Forecast</b>	<b>8 Months Ended 08/31/23 Actual</b>	<b>8 Months Ended 08/31/23 Budget</b>	<b>Variance Favorable (Unfavor)</b>	<b>2024 Adopted Budget</b>	<b>2025 Forecast</b>	<b>2026 Forecast</b>	<b>2027 Forecast</b>	<b>Budget Comments</b>
<b>Revenues</b>												
Restricted By Bond Documents	-	(200,000)	-	(200,000)	(200,000)	(200,000)	-	-	-	-	-	2009 Bonds paid off in 2023
Equipment	76,000	37,000	25,000	62,000	37,000	37,000	-	80,000	85,000	88,000	91,000	\$820,000 over 20 years
Roads & Gates	110,000	335,000	-	335,000	335,000	335,000	-	200,000	236,000	283,000	291,000	\$2.9M over 20 years
Fence, Signs & Lighting	16,000	16,000	-	16,000	16,000	16,000	-	16,500	17,000	18,000	19,000	
Metro Ranch Existing Buildings	10,000	10,000	-	10,000	10,000	10,000	-	10,500	11,000	11,300	11,600	
Metro Ranch Offices & Maintenance Facility	10,000	10,000	-	10,000	10,000	10,000	-	10,500	11,000	11,300	11,600	
Ranch Manager House	15,000	15,000	-	15,000	15,000	15,000	-	22,000	23,000	23,700	24,400	
Dam	40,000	40,000	-	40,000	40,000	40,000	-	73,000	75,700	78,000	80,000	
Water System	240,000	235,000	-	235,000	235,000	235,000	-	235,000	186,000	192,000	204,000	\$2.5M over 20 years
Sewer System - Lake	16,500	16,500	-	16,500	16,500	16,500	-	17,500	18,000	19,000	20,000	Only covers 30% of 20-50 Yr costs
Septic System - Ranch Clubhouse	1,925	1,925	-	1,925	1,925	1,925	-	2,000	2,100	2,175	2,260	
Contingency & Other Minor Items	37,000	72,000	3,000	75,000	72,000	72,000	-	57,000	67,000	73,000	76,000	Extra 10% for small & unforeseen needs
Equipment Note Proceeds	-	-	-	-	-	-	-	-	-	-	-	
Sale of Fixed Assets	23,000	-	-	-	-	-	-	-	-	-	-	
<b>Total Reserve Fund Revenues</b>	<b>595,425</b>	<b>588,425</b>	<b>28,000</b>	<b>616,425</b>	<b>588,425</b>	<b>588,425</b>	<b>-</b>	<b>724,000</b>	<b>731,800</b>	<b>799,475</b>	<b>830,860</b>	
<b>Expenditures</b>												
Roads & Gates	-	389,047	-	389,047	359,580	369,595	10,015	245,000	177,678	254,164	397,976	Cat Drive in 2023, parts of Lake in 2024
Fencing, Signs & Lighting	-	5,000	(25,000)	30,000	26,368	5,000	(21,368)	2,060	2,122	2,185	-	Annual Fence Replacement
Metro Ranch Ranching Buildings	-	-	-	-	-	-	-	3,000	15,198	-	-	2025-Garage, shed, & outbuilding painting
Metro Ranch Offices & Maintenance Facility	-	10,000	10,000	-	-	-	-	-	10,000	-	-	Paint in 2023
Ranch Manager House	-	5,796	-	5,796	5,721	5,796	76	6,000	-	-	8,836	Normal Maintenance
Dam	-	-	-	-	-	-	-	-	50,000	-	130,477	2025-Inspect & repair concrete
Tractors and Equipment	100,997	-	-	-	-	-	-	32,000	21,699	62,130	15,782	2024-Rear mower, 2025-dump trailer & mower, 2
Plow Truck	61,403	63,860	-	63,860	61,003	63,860	2,857	-	-	69,782	-	New plow truck every 2 years
Cabin Wells	-	-	-	-	-	-	-	-	-	-	-	
Lake Wells	-	-	-	-	-	-	-	-	-	-	-	
Ranch Wells	-	-	-	-	-	-	-	-	-	-	-	
Ranch Water Treatment Plant	65	18,468	-	18,468	-	-	-	10,000	-	12,464	93,618	Coat & rehab tank, SCADA in PRV's, hydrants, r
Lake Water Treatment Plant	33,641	196,483	79,183	117,299	104,961	157,186	52,225	146,149	51,896	-	6,163	2024-New pumps & Drives, Scada, Chlorine Res
Lake Wastewater System	16,937	9,126	-	9,126	-	6,084	6,084	-	19,971	45,035	-	Blower/pump 24, paint 25
Ranch Septic System	920	-	-	-	-	-	-	(0)	5,000	-	-	2024-Monitoring Equip & SCDA, Video in 25
Gates/Security	-	-	-	-	-	-	-	10,000	-	-	-	New Control Panel & Openers, Cameras
Lake Excavation	39,942	40,000	-	40,000	38,489	-	(38,489)	50,000	51,500	53,045	54,636	Per Joel
Contingency & Other Minor Items	-	74,000	7,000	67,000	-	-	-	50,000	41,000	50,000	71,000	Contingency of 10%
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Reserve Fund Expenditures</b>	<b>253,905</b>	<b>811,779</b>	<b>71,183</b>	<b>740,596</b>	<b>596,122</b>	<b>607,521</b>	<b>11,398</b>	<b>554,210</b>	<b>446,064</b>	<b>548,804</b>	<b>778,489</b>	
<b>Excess Revenues Over Expenditures</b>	<b>341,520</b>	<b>(223,354)</b>	<b>99,183</b>	<b>(124,171)</b>	<b>(7,697)</b>	<b>(19,096)</b>	<b>11,398</b>	<b>169,790</b>	<b>285,736</b>	<b>250,671</b>	<b>52,371</b>	
Beginning Fund Balance	1,784,702	1,956,328	169,894	2,126,222	2,126,222	1,956,328	169,894	2,002,051	2,171,841	2,457,578	2,708,248	
<b>Ending Fund Balance</b>	<b>2,126,222</b>	<b>1,732,973</b>	<b>269,078</b>	<b>2,002,051</b>	<b>2,118,524</b>	<b>1,937,232</b>	<b>181,293</b>	<b>2,171,841</b>	<b>2,457,578</b>	<b>2,708,248</b>	<b>2,760,620</b>	
<b>Accumulated Funds by Category</b>												
Restricted By Bond Documents	200,000	-	-	-	-	-	-	-	-	-	-	Releases in 2023
Truck & Equipment	171,277	105,820	63,597	169,417	147,274	-	-	217,417	280,718	236,806	312,024	
Roads & Gates	493,354	402,307	37,000	439,307	468,774	-	-	384,307	442,629	471,465	364,489	
Fencing, Signs & Lighting	78,729	69,729	(5,000)	64,729	68,361	-	-	79,169	94,047	109,862	128,862	
Metro Ranch Facilities	103,582	113,582	10,000	123,582	123,582	-	-	141,582	138,384	160,984	184,184	
Ranch Manager House	106,709	115,913	0	115,913	115,989	-	-	131,913	154,913	178,613	194,177	
Dam & Lake	71,102	55,044	16,058	71,102	72,612	-	-	94,102	68,302	93,257	(11,857)	
Water System	438,912	427,668	110,477	538,144	568,950	-	-	616,995	751,099	930,635	1,034,855	
Sewer System - Lake	267,180	274,689	(135)	274,555	283,680	-	-	292,055	290,084	264,049	284,049	
Septic System - Ranch Clubhouse	13,377	15,222	80	15,302	15,302	-	-	17,302	14,402	16,577	18,837	Line under driving range to be a club expense
10% For Contingency & Other Minor Items	182,000	153,000	37,000	190,000	254,000	-	-	197,000	223,000	246,000	251,000	
<b>Total Debt &amp; Capital Reserves</b>	<b>2,126,222</b>	<b>1,732,974</b>	<b>269,077</b>	<b>2,002,051</b>	<b>2,118,525</b>	<b>1,937,232</b>	<b>181,293</b>	<b>2,171,842</b>	<b>2,457,578</b>	<b>2,708,248</b>	<b>2,760,620</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:

\$ 29,675,850

(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:

\$ 29,675,850

(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:** 1/5/2024  
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2024.  
(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	\$ 890,275.50
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>\$ 890,275.50</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>\$ 890,275.50</b>

Contact person: \_\_\_\_\_  
(print) Eric Weaver

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).