



December 24, 2025

Division of Local Government
Via: E-Filing Portal

RE: Catamount Metropolitan District

LG ID# 54033

Attached is the 2026 Budget for the Catamount Metropolitan District in Routt County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on October 13, 2025. 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 \$33,661,390, the total property tax revenue is \$1,009,841.70. 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

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RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT

TO ADOPT 2026 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 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board of Directors of the Catamount Metropolitan District has appointed a budget committee to prepare and submit a proposed 2026 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 13, 2025 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 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CATAMOUNT METROPOLITAN DISTRICT, ROUTT COUNTY, COLORADO, FOR THE 2026 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 13, 2025 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$1,009,841.70 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 2025 valuation for assessment for the Catamount Metropolitan District, as certified by the County Assessor is \$33,661,390.

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 2026 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 2025.
- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2026 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 2026 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 2025.

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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 2026 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 2025.
- 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 2026 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 13, 2025, 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	\$ 715,971
Water and Sewer Operating Expenditures	222,900
Capital Expenditures	<u>431,307</u>
TOTAL GENERAL FUND:	\$ 1,370,178

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RESOLUTIONS OF CATAMOUNT METROPOLITAN DISTRICT (CONTINUED)

**TO ADOPT 2026 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)**

The above resolutions to adopt the 2026 budget, set the mill levies and to appropriate sums of money were adopted this 13th day of October, 2025.

Signed by:
Atte: John Holloway _____
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Title: President, Catamount Metropolitan District _____

CATAMOUNT METROPOLITAN DISTRICT

2026 BUDGET MESSAGE

The attached 2026 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.

2026 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 2026 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, 2025**

Modified Accrual Basis

	<u>General Fund</u>	<u>Replace- ment Fund</u>	<u>Fixed Assets and Long- Term Debt</u>	<u>Total Combined</u>
Cash				
Alpine Bank Checking	136,652			136,652
ColoTrust	3,228,316			3,228,316
Due From (To) Other Funds	(3,002,280)	3,002,280		-
Total Cash	362,688	3,002,280	-	3,364,968
Other Current Assets				
Property Tax Receivable	24,283			24,283
Accounts Rec - Bd Member Health Insurance	-			-
Accounts Receivable - Customers	8,676			8,676
Accrued Interest Receivable	-			-
Due From County Treasurer	-			-
Other Receivables	5,147			5,147
Prepaid Insurance	-			-
Total Current Assets	400,794	3,002,280	-	3,403,075
Property, Plant & Equipment			23,896,286	23,896,286
Accumulated Depreciation			(15,018,265)	(15,018,265)
Total Assets	400,794	3,002,280	8,878,021	12,281,096
Liabilities:				
Accounts Payable	36,406			36,406
Payroll Liabilities	95			95
Deferred Property Taxes	24,283			24,283
Retainage Payable		-		-
Bond Payable - Series 2006			-	-
Bond Payable - Series 2009			-	-
Total Liabilities	60,784	-	-	60,784
Net Assets				
Investment in Fixed Assets, Net of Related Debt			8,878,021	8,878,021
General Fund Balance	340,010		-	340,010
Restricted by Bond Documents		-		-
Replacement Fund Reserve Total		3,002,280		3,002,280
Total Net Assets	340,010	3,002,280	8,878,021	12,220,311
Total Liabilities & Net Assets	400,794	3,002,280	8,878,021	12,281,096
	=	=	=	=
	-	-	-	-

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

Forecasted Inflation: 3%

	2024 Audited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	8 Months Ended 08/31/25 Actual	8 Months Ended 08/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	2027 Forecast	2028 Forecast	Budget Comments
Revenues & Other Sources of Funds											
Assessed Value	29,675,850	30,198,900		30,198,900				33,661,390	33,661,390	35,680,000	Final AV for 2026, Assume 6% increase in 2028
Operations Mill Levy	30,000	30,000		30,000				30,000	30,000	30,000	Max per service plan
Debt Service Mill Levy	-	-		-				-	-	-	Went away in 2024 since bonds are paid off
Temporary Mill Levy Reduction	-	-		-				-	-	-	Limited to 10.5% Increase over 2 Year Period
Net Mill Levy To be Collected	30,000	30,000		30,000				30,000	30,000	30,000	30 Mill Max Per Service Plan For Ops
Property Tax Revenues	890,276	905,967		905,967				1,009,842	1,009,842	1,070,400	
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	2,000	2,300		2,300				3,600	3,700	4,250	Based on anticipated needs
Water Fund Fee Per Lot	-	-		-				-	-	-	
Total Fees Per Lot/Parcel	2,000	2,300		2,300				3,600	3,700	4,250	
Property Taxes, Net of Abatements	890,651	905,967	(71)	905,897	881,684	905,967	(24,283)	1,009,842	1,009,842	1,070,400	30 Mill Max Per Service Plan For Ops
State Backfill of Lost Property Taxes	27,064	-	-	-	-	-	-	-	-	-	None Anticipated For 2026
Specific Ownership Taxes	55,303	54,358	-	54,358	32,581	31,709	872	60,591	60,591	64,224	6% of Property Taxes
Service Contract Fees-Lots	196,000	225,400	-	225,400	225,400	225,400	-	352,800	362,600	416,500	Rate Times Quantity
Service Contract Fees-Club & Parcels	28,823	33,631	-	33,631	33,631	33,631	-	49,465	50,839	58,396	Based on calculation
Out of District Fees (Morgenstern)	6,354	6,545	(46)	6,498	6,498	6,545	(47)	6,693	6,894	7,101	Morgenstern invoice
Interest Income	145,357	102,000	20,000	122,000	88,969	73,500	15,469	116,000	137,000	116,000	4% of Fund Balance
Late Fees	647	2,000	(1,000)	1,000	141	1,167	(1,026)	2,000	2,000	2,000	Fees on delinquent balances
Other Income	5,215	4,000	(1,800)	2,200	168	2,000	(1,832)	4,000	4,000	4,000	Estoppel Fees, Ins Grant, & Misc Other
Snow Removal Charges	2,475	1,777	-	1,777	1,425	1,333	92	2,190	2,255	2,323	Based on prior years
Agriculture Lease & Haying Operations	2,750	2,923	-	2,923	350	500	(150)	2,921	3,009	3,099	Metro Ranch & other misc
CROA Storage Income	600	600	-	600	600	600	-	600	600	600	\$600 per year
FRWRM Grant	-	-	-	-	-	-	-	40,000	40,000	40,000	FRWRM Grant - Partially Offsets Forestry Mgmt Exp
Total General Revenues	1,361,238	1,339,200	17,083	1,356,283	1,271,447	1,282,352	(10,905)	1,647,101	1,679,629	1,784,643	
Water Tap Fees	7,506	11,000	3,009	14,009	14,009	11,000	3,009	11,000	11,000	11,000	Averages \$11,000 per lot, assume 1/ yr
Water User Fees	144,045	125,000	33,000	158,000	57,509	54,688	2,821	145,000	149,350	153,831	Based on Normal Year Usage
Water Meter Sales	-	1,500	9,100	10,600	7,900	1,500	6,400	1,500	1,545	1,591	New construction
Sewer User Fees	80,484	83,396	(396)	83,000	41,372	41,698	(327)	92,200	94,876	97,100	Sewer Exp & Repl. Reserve
Total Water and Sewer Revenues	232,035	220,896	44,713	265,609	120,789	108,886	11,904	249,700	256,771	263,522	
Total Combined Revenues	1,593,274	1,560,096	61,796	1,621,892	1,392,236	1,391,237	999	1,896,801	1,936,400	2,048,165	

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

Modified Accrual Basis

	2024 Audited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	8 Months Ended 08/31/25 Actual	8 Months Ended 08/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	2027 Forecast	2028 Forecast	Budget Comments
Expenditures											
General and Admin Exp. Page 4	159,358	180,156	9,208	170,948	125,576	140,364	14,788	188,695	193,205	196,689	Page 3
Operating Expense Page 4	78,892	88,251	5,283	82,968	53,379	58,801	5,422	154,900	156,748	158,651	Page 3
Road, Dam & Landscape Maint. Page 4	56,475	97,988	17,643	80,346	29,261	52,402	23,141	102,300	105,369	108,530	Page 3
District Labor Page 5	254,051	255,560	(685)	256,245	175,726	178,205	2,479	270,076	276,297	282,742	Page 4
Total General Operating Expenditures	548,776	621,955	31,448	590,507	383,942	429,772	45,830	715,971	731,619	746,613	
Water Maintenance Page 5	122,460	140,627	(4,223)	144,849	100,620	103,176	2,555	151,200	155,276	159,423	Page 5
Sewer Maintenance Page 5	67,855	65,796	6,865	58,931	30,720	42,304	11,585	71,700	73,711	75,770	Page 5
Total Water & Sewer Operating Expend.	190,315	206,423	2,643	203,780	131,340	145,480	14,140	222,900	228,987	235,194	
Principal Page 5	-	-	-	-	-	-	-	-	-	-	Page 5
Interest Page 5	-	-	-	-	-	-	-	-	-	-	Page 5
Total Debt Service Expenditures	-	-	-	-	-	-	-	-	-	-	
Transfer to Replacement Fund	854,200	737,600	(91,400)	829,000	737,600	737,600	-	957,000	970,465	1,058,130	Page 6
Surplus (Deficit)	(17)	(5,881)	4,486	(1,395)	139,353	78,385	60,968	930	5,329	8,229	
Beginning Fund Balance - General Fund	200,674	200,568	89	200,657	200,657	200,568	89	199,262	200,192	205,521	Roll-forward from prior year forecast
Ending Fund Balance - General Fund	200,657	194,687	4,575	199,262	340,010	278,953	61,057	200,192	205,521	213,750	Roughly 1/4 of annual expenses
Components of Fund Balance:											
Reserved For Operations	200,657	194,687	4,575	199,262	340,010			200,192	205,521	213,750	Per Above
Restricted By Bonds	-	-	-	-	-	-	-	-	-	-	See Page 6
Designated For Capital	2,470,632	2,489,844	217,117	2,706,961	3,002,280			3,232,654	2,692,441	2,614,451	See Page 6
Total Fund Balance- All Funds	2,671,288	2,684,531	221,692	2,906,223	3,342,290			3,432,846	2,897,962	2,828,201	
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CATAMOUNT METROPOLITAN DISTRICT
Financial Report Supporting Schedules
Actual, Budget and Forecast for the Periods Indicated

Modified Accrual Basis

	2024 Audited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	8 Months Ended 08/31/25 Actual	8 Months Ended 08/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	2027 Forecast	2028 Forecast	Budget Comments
G&A Expenses											
Accounting & Administration	53,400	55,000	-	55,000	29,173	30,150	977	57,200	58,916	60,683	Based on prior years
Billing Fees	2,171	1,906	-	1,906	971	1,429	458	2,000	2,060	2,122	Based on prior years
Audit Fees	7,700	7,500	-	7,500	7,500	7,500	-	7,700	7,894	8,131	Based on prior years
Computer	3,446	3,000	-	3,000	1,829	2,000	171	8,000	6,000	6,000	Per Joel - Tablets, Software, Internet
Insurance - Package Policy	40,602	45,000	2,758	42,242	42,242	45,000	2,758	46,000	47,380	48,801	Estimated 8% Increase
Legal - General	2,063	2,472	-	2,472	1,163	1,648	485	2,500	2,575	2,652	Based on prior years
Legal - Water Rights Protection	842	5,150	1,150	4,000	2,376	3,433	1,057	5,000	5,000	5,000	Per Joel
Engineering- Water Rights Protection	4,049	10,300	2,300	8,000	1,963	6,867	4,904	10,000	10,000	10,000	Per Joel
Miscellaneous Other	635	443	(428)	871	916	295	(621)	900	927	955	Based on prior years
Elections	128	3,000	1,954	1,046	1,046	3,000	1,954	500	3,000	500	Next Election Year is 2027
Office Supplies	3,474	3,296	-	3,296	2,477	2,197	(279)	3,400	3,502	3,607	Based on prior years
Building Repairs and Maintenance	635	2,472	1,472	1,000	437	1,648	1,211	2,500	2,575	2,652	Per Joel
Office Equipment	310	464	-	464	-	309	309	500	515	530	Based on prior years
Telephone - Office	2,269	2,472	-	2,472	1,635	1,648	13	2,500	2,575	2,652	Based on prior years
Treasurers Fees	27,558	27,179	2	27,177	26,475	27,179	704	30,295	30,295	32,112	3% of property taxes
Maintenance Facility Propane	4,547	5,150	-	5,150	2,487	2,600	113	5,000	5,150	5,305	Per Joel/Based on Prior Years
Maintenance Facility Electric	2,235	2,704	-	2,704	1,490	1,803	313	2,800	2,884	2,971	Based on prior years
Maintenance Facility Alarm	1,280	649	-	649	180	324	144	700	721	743	Based on prior years
Website Maintenance	2,015	2,000	-	2,000	1,215	1,333	118	1,200	1,236	1,273	Streamline Annual Fee and DocAccess
Total G&A Expenses	159,358	180,156	9,208	170,948	125,576	140,364	14,788	188,695	193,205	196,689	
Operation Expenditures:											
Gasoline/Diesel Fuel	11,560	15,450	1,000	14,450	9,205	10,450	1,245	15,000	15,450	15,914	Based on prior years/Per Joel
Equipment Maintenance	13,053	13,390	3,390	10,000	5,025	7,750	2,725	13,800	14,214	14,640	Based on prior years
Tools for Shop	962	1,300	-	1,300	684	867	182	1,300	1,300	1,300	Based on prior years
Safety	1,270	1,648	648	1,000	-	1,099	1,099	1,700	1,751	1,804	Based on prior years
Training	1,659	3,090	-	3,090	1,410	1,700	290	3,000	3,090	3,183	Based on prior years/Per Joel
Uniforms	844	1,030	-	1,030	108	430	322	1,000	1,030	1,061	Based on prior years/Per Joel
Agriculture & Ditch Maintenance	3,191	3,914	(2,086)	6,000	6,000	3,914	(2,086)	8,000	8,240	8,487	Per Joel - Soil Enhancement, Ditch/Field Maintenance
Forestry Management	25,923	28,138	2,138	26,000	16,076	18,000	1,924	90,000	90,000	90,000	Fire Mit East of Lake w/Lost Ranger-Offset by Grant Rev
District Manager Home Maintenance	1,931	2,000	-	2,000	823	1,333	510	2,000	2,000	2,000	Basic Maintenance
Cell Phone/Internet	3,312	4,000	-	4,000	3,494	2,667	(827)	4,000	4,120	4,244	Based on prior years/Per Joel - Ipad Service, phones
Utilities - Trash	2,486	2,060	-	2,060	1,666	1,373	(293)	2,100	2,163	2,228	Based on prior years
Utilities - Electric	9,701	9,038	-	9,038	5,888	6,026	138	9,700	9,991	10,291	Based on prior years
GIS	3,000	3,193	193	3,000	3,000	3,193	193	3,300	3,399	3,501	Based on prior years
Total Operation Expenditures	78,892	88,251	5,283	82,968	53,379	58,801	5,422	154,900	156,748	158,651	
Road, Dam, & Landscape Maintenance											
Contract Snow Removal - Ducksels	7,100	9,270	2,000	7,270	3,575	6,318	2,743	9,500	9,785	10,079	Based on prior years
Contract Snow Removal - Club	8,250	9,270	1,000	8,270	4,463	5,562	1,100	9,500	9,785	10,079	Based on prior years
Landscape Maintenance	6,310	10,300	3,300	7,000	4,216	7,240	3,024	10,600	10,918	11,246	Based on prior years
Road Maintenance	7,830	10,300	-	10,300	1,085	1,030	(55)	10,600	10,918	11,246	Based on prior years
Dam Safety/ Repairs & Maintenance	2,972	15,450	8,450	7,000	146	8,360	8,214	15,500	15,965	16,444	Per Joel - Annual Maintenance
Fence Maintenance	-	1,185	1,185	-	-	1,185	1,185	1,200	1,236	1,273	Based on prior years
Frazil Channel Excavation	-	7,210	-	7,210	-	-	-	7,400	7,622	7,851	Includes lake and boat dock maintenance
Equipment Rental/Purchase	-	3,760	-	3,760	1,930	2,000	70	3,900	4,017	4,138	Misc rental or breakdown
Sand	2,506	3,605	-	3,605	512	1,750	1,238	3,700	3,811	3,925	Based on prior years
Signs & Lighting	5,291	3,708	(2,292)	6,000	3,363	1,854	(1,509)	6,200	6,386	6,578	Per Joel - Includes Holiday Lighting
Weed Control	11,138	16,000	4,000	12,000	5,364	9,600	4,236	16,000	16,480	16,974	Per Joel - Includes weed treatment for fire mitigation areas
Mosquito Control	2,697	2,781	-	2,781	-	2,781	2,781	2,900	2,987	3,077	Based on prior years
Gate / Security	2,381	5,150	-	5,150	4,607	4,722	115	5,300	5,459	5,623	Per Joel - Cameras, Cell SIM Cards, Gate Maintenance
Total Road, Etc. Maintenance	56,475	97,988	17,643	80,346	29,261	52,402	23,141	102,300	105,369	108,530	

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

Modified Accrual Basis

	2024 Audited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	8 Months Ended 08/31/25 Actual	8 Months Ended 08/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	2027 Forecast	2028 Forecast	Budget Comments
Water Operation Expenditures											
Building Repairs	685	1,416	-	1,416	289	944	655	1,500	1,545	1,591	Based on prior years
Meter Purchases	5,114	5,150	(1,546)	6,696	6,696	5,150	(1,546)	6,500	6,695	6,896	Based on prior years
Water System Maintenance	20,365	17,716	(4,881)	22,597	22,597	17,716	(4,880)	22,100	22,763	23,446	Duckels PRV Work
Water Testing	7,399	11,330	-	11,330	7,712	8,498	785	11,700	12,051	12,413	Based on prior years
Water Treatment	3,518	6,695	-	6,695	5,408	5,021	(387)	6,900	7,107	7,320	Based on prior years
Utilities - Electricity	14,216	15,468	-	15,468	8,831	9,435	605	15,900	16,377	16,868	Based on prior years
Water Security System	1,590	5,305	2,305	3,000	612	3,536	2,924	5,000	5,150	5,305	Based on prior years
Water Permitting	882	1,339	-	1,339	170	-	(170)	1,400	1,442	1,485	Based on prior years
Engineering - Consulting	944	8,008	-	8,008	2,538	5,339	2,801	8,200	8,446	8,699	Based on prior years
Allocated Personnel Time	67,747	68,200	(100)	68,300	45,768	47,536	1,768	72,000	73,700	75,400	20% of Payroll
Total Water Operation Expenditures	122,460	140,627	(4,223)	144,849	100,620	103,176	2,555	151,200	155,276	159,423	
Sewer System Operation Expenditures											
Building Repairs	176	1,365	(738)	2,103	2,103	774	(1,329)	2,000	2,060	2,122	Based on prior years
Sewer Maintenance and Operations	15,363	9,553	3,553	6,000	1,137	5,750	4,613	12,800	13,184	13,580	Based on prior years
Sewer Testing - Lake	9,407	9,270	-	9,270	4,238	6,953	2,714	9,500	9,785	10,079	Based on prior years
Sewer Testing - Ranch	3,902	3,193	-	3,193	1,841	2,129	288	3,300	3,399	3,501	Based on prior years
Utilities - Electricity	15,331	17,510	-	17,510	9,959	11,382	1,423	18,000	18,540	19,096	Based on prior years
Sewer Permitting	1,196	1,777	-	1,777	-	-	-	1,800	1,854	1,910	Based on prior years
Engineering - Consulting	5,141	5,150	4,150	1,000	-	3,433	3,433	5,300	5,459	5,623	Based on prior years
Utilities - Propane	402	979	-	979	-	-	-	1,000	1,030	1,061	Based on prior years
Allocated Personnel Time	16,937	17,000	(100)	17,100	11,442	11,884	442	18,000	18,400	18,800	5% of Payroll
Total Sewer Operating Expenditures	67,855	65,796	6,865	58,931	30,720	42,304	11,585	71,700	73,711	75,770	
Payroll											
District Manager	106,271	110,521	-	110,521	76,352	76,514	163	114,942	116,091	117,252	Annual increases
Operations Personnel	145,667	158,351	-	158,351	104,195	109,628	5,433	164,686	169,627	174,715	Annual Increases For 2 Hourly Employees
Employee Bonuses	21,748	-	-	-	-	-	-	-	-	-	Performance Based
Health Insurance - Full Time	33,857	39,839	-	39,839	26,851	26,560	(292)	45,818	47,192	48,608	Renewal Rate
Retirement - Full Time	16,969	16,670	-	16,670	11,194	11,113	(80)	17,337	17,715	18,102	6.2% of Wages
Wellness Benefits	3,447	3,550	(137)	3,687	3,687	3,550	(137)	3,800	3,914	4,031	Annual Increases
Medicare	3,564	3,899	-	3,899	2,532	2,599	67	4,055	4,143	4,234	1.45% of Wages
Unemployment Insurance	654	807	-	807	347	538	191	839	857	876	0.3% of wages
Workers Comp-Operations	6,252	6,752	(509)	7,261	7,261	6,752	(509)	8,000	8,240	8,487	Based on prior years
ACH and Retirement Plan Fees	305	371	(239)	610	517	371	(146)	600	618	637	Based on prior years
Allocation to Water & Sewer Operations	(84,684)	(85,200)	200	(85,400)	(57,210)	(59,420)	(2,210)	(90,000)	(92,100)	(94,200)	20% to Water, 5% to Sewer
Personnel Total	254,051	255,560	(685)	256,245	175,726	178,205	2,479	270,076	276,297	282,742	

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

Modified Accrual Basis

CAPITAL RESERVE FUND	2024	2025	Variance	2025	8 Months	8 Months	Variance	2026	2027	2028	Budget Comments
	Audited	Adopted	Favorable		Forecast	Ended	Ended	Favorable	Adopted	Forecast	
Revenues	Actual	Budget	(Unfavor)		08/31/25	08/31/25	(Unfavor)	Budget	Forecast	Forecast	
Equipment	95,000	84,000	-	84,000	84,000	84,000	-	90,000	94,000	97,000	\$820,000 over 20 years
Roads & Gates	300,000	300,000	-	300,000	300,000	300,000	-	300,000	337,000	395,000	\$2.9M over 20 years
Fence, Signs & Lighting	16,500	17,000	-	17,000	17,000	17,000	-	17,500	18,000	19,000	
Metro Ranch Existing Buildings	15,000	11,000	-	11,000	11,000	11,000	-	11,500	11,800	12,200	
Metro Ranch Offices & Maintenance Facility	15,000	11,000	-	11,000	11,000	11,000	-	11,500	11,800	12,200	
Ranch Manager House	25,000	23,000	-	23,000	23,000	23,000	-	24,000	24,700	25,400	
Dam	90,000	100,000	85,000	185,000	100,000	100,000	-	208,000	222,000	229,000	
Water System	250,000	142,000	-	142,000	142,000	142,000	-	145,000	141,000	151,000	\$2.5M over 20 years
Sewer System - Lake	10,700	15,500	5,500	21,000	15,500	15,500	-	15,500	16,000	16,000	Only covers 30% of 20-50 Yr costs
Septic System - Ranch Clubhouse	2,000	2,100	900	3,000	2,100	2,100	-	5,000	5,165	5,330	Increase to Increase Reserve
Contingency & Other Minor Items	35,000	32,000	-	32,000	32,000	32,000	-	129,000	89,000	96,000	Extra 10% for small & unforeseen needs
Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	
Total Reserve Fund Revenues	854,200	737,600	91,400	829,000	737,600	737,600	-	957,000	970,465	1,058,130	
	=	=	=	=	=	=	=	=	=	=	
Expenditures											
Roads & Gates	350,010	237,336	-	237,336	-	-	-	-	513,678	516,120	Harrison/Lugon, '27/'28, Lone pine to '29 due to construction.
Fencing, Signs & Lighting	-	2,000	(2,000)	4,000	-	-	-	2,000	2,000	2,000	Annual Maintenance
Metro Ranch Ranching Buildings	-	15,000	(335)	15,335	15,335	15,000	(335)	-	-	-	25 Paint Garage/Outbuilding
Metro Ranch Offices & Maintenance Facility	-	10,000	-	10,000	10,000	10,000	-	-	-	-	25 Paint Metro Ranch
Ranch Manager House	3,650	-	-	-	-	-	-	150,000	10,000	-	New Garage '26, Staining '27
Dam	-	50,000	-	50,000	-	30,000	30,000	-	-	250,000	Engineering Report '25, Concrete Spillway Floor '28
Tractors and Equipment	31,900	20,000	-	20,000	7,600	8,000	400	20,000	20,000	-	Blower Spreader '25, Trailer and Mower '26, Polaris Ranger '27
Plow Truck	-	-	-	-	-	-	-	79,307	-	-	Plow truck every 3 years ('23, '26, '29)
Lake Wells	-	-	-	-	-	-	-	40,000	-	-	Drill & Test New Well #3
Ranch Septic System	10,774	5,000	-	5,000	-	-	-	-	-	-	24 Pump Vault, '25 sewer video
Ranch Water Treatment Plant	10,580	5,000	-	5,000	-	-	-	5,000	-	-	25 Tank Inspect. '26 Monitoring Device
Non Potable Water Storage	-	-	-	-	-	-	-	15,000	200,000	-	JVA Study '26, Tank Installation '27
Lake Water Treatment Plant	26,510	105,000	-	105,000	97,851	105,000	7,149	-	500,000	-	2027 - Potential for new plant to tie in Well #3
Lake Wastewater System	12,800	-	-	-	-	-	-	16,000	50,000	-	26 Sewer Video, '27 Blower Replacement
Gates/Security	3,551	-	-	-	-	-	-	-	13,000	-	Harrison Trail Gate Openers '27
Lake Excavation & Harvesting	51,696	85,000	(2,000)	87,000	75,165	85,000	9,835	65,000	65,000	265,000	Annual Harvesting 2 machines and aeration installation in '28
Contingency & Other Minor Items	-	53,000	(1,000)	54,000	-	-	-	39,000	137,000	103,000	10% Contingency
Total Reserve Fund Expenditures	501,472	587,336	(5,335)	592,671	205,951	253,000	47,049	431,307	1,510,678	1,136,120	
	=	=	=	=	=	=	=	=	=	=	
Excess Revenues Over Expenditures	352,728	150,264	86,065	236,329	531,649	484,600	47,049	525,693	(540,213)	(77,990)	
Beginning Fund Balance	2,117,903	2,339,580	131,052	2,470,632	2,470,632	2,339,580	131,052	2,706,961	3,232,654	2,692,441	
Ending Fund Balance	2,470,632	2,489,844	217,117	2,706,961	3,002,280	2,824,180	178,100	3,232,654	2,692,441	2,614,451	
	=	=	=	=	=	=	=	=	=	=	
Accumulated Funds by Category											
Truck & Equipment	246,800	295,700	15,100	310,800	323,200			301,493	375,493	472,493	
Roads & Gates	436,313	365,775	133,202	498,977	736,313			798,977	609,299	488,179	
Fencing, Signs & Lighting	84,861	97,801	60	97,861	101,861			113,361	129,361	146,361	
Metro Ranch Facilities	155,732	140,732	11,665	152,397	152,397			175,397	198,997	223,397	
Ranch Manager House	137,339	154,989	5,350	160,339	160,339			34,339	49,039	74,439	
Dam & Lake	112,916	102,612	58,304	160,916	137,751			303,916	460,916	174,916	
Water System	785,188	804,278	12,910	817,188	829,337			902,188	343,188	494,188	
Sewer System - Lake	280,080	297,680	3,400	301,080	295,580			300,580	266,580	282,580	
Septic System - Ranch Clubhouse	6,403	4,277	126	4,403	8,503			9,403	14,568	19,898	
10% For Contingency & Other Minor Items	225,000	226,000	(23,000)	203,000	257,000			293,000	245,000	238,000	
Total Debt & Capital Reserves	2,470,632	2,489,844	217,117	2,706,961	3,002,280			3,232,654	2,692,441	2,614,451	
	=	=	=	=	=			=	=	=	

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:

\$ 33,661,390

(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:

\$ 33,661,390

(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: 12/3/2025
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2026.
(yyyy)

PURPOSE (see end notes for definitions and examples)

LEVY²

REVENUE²

1. General Operating Expenses ^H	<u>30.000</u>	mills	\$ 1,009,841.70
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u>	mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	30.000	mills	\$ 1,009,841.70
3. General Obligation Bonds and Interest ^J	<u>0.000</u>	mills	\$ -
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]	30.000	mills	\$ 1,009,841.70

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).