

**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

**(2019)**

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The Board of Directors of Marabou Ranch Metropolitan District (the “Board”), County of Routt, Colorado (the “District”) held an organizational meeting at 41255 Marabou Loop, Steamboat Springs, Colorado, on Friday, December 7, 2018, at the hour of 10:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2019 BUDGET

Ad #: 0000337269-01

Customer: WHITE BEAR ANKELE TANAKA & WALDRO

Your account number is: 1009752

**PROOF OF PUBLICATION  
STEAMBOAT PILOT & TODAY  
STATE OF COLORADO  
COUNTY OF ROUTT**

I, Meg Boyer, do solemnly swear that I am Associate General Manager of the STEAMBOAT PILOT & TODAY, that the same daily newspaper printed, in whole or in part and published in the County of Routt, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Routt for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

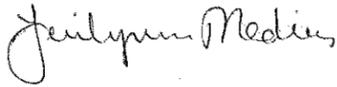
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said daily newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 11/18/2018 and that the last publication of said notice was dated 11/18/2018 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 1/11/2019.



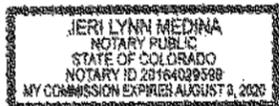
Meg Boyer, Associate General Manager

Subscribed and sworn to before me, a notary public in and for the County of Routt, State of Colorado this day 1/11/2019.



Jerilyn Medina, Notary Public

My Commission Expires: August 3, 2020



**NOTICE OF PUBLIC HEARING ON THE  
PROPOSED 2019 BUDGET**

NOTICE IS HEREBY GIVEN that a proposed 2019 budget has been submitted to the Board of Directors (the "Board") of the MARABOU RANCH METROPOLITAN DISTRICT (the "District"). A copy of the proposed budget is on file in the office of Marchetti & Weaver, LLC, 28 Second Street, Suite 213, Edwards, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a public hearing during a meeting of the District to be held at 41255 Marabou Loop, Steamboat Springs, Colorado, on Friday, December 7, 2018 at 10:00 A.M. Any interested elector of the District may file any objections to the proposed budget at any time prior to final adoption of the budget by the governing body of the District.

BY ORDER OF THE BOARD OF DIRECTORS:  
MARABOU RANCH METROPOLITAN DISTRICT

/s/ WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Published in: Steamboat Today  
Published on: November 18, 2018  
0000337269

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2019 AND ENDING ON THE LAST DAY OF DECEMBER 2019.

WHEREAS, the Board has authorized its accountant and/or legal counsel to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 7, 2018, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2019. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2019 budget year, there is hereby levied a tax of 13.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2019 budget year, there is hereby levied a tax of 0.000

mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2019 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2019 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Routt County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

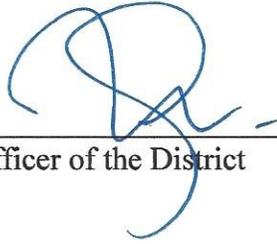
Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

*[Remainder of page intentionally left blank.]*

ADOPTED THIS 7<sup>TH</sup> DAY OF DECEMBER, 2018.

MARABOU RANCH METROPOLITAN DISTRICT



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Officer of the District

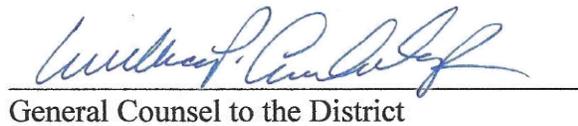
ATTEST:



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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law



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General Counsel to the District

STATE OF COLORADO  
COUNTY OF ROUTT  
MARABOU RANCH METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Friday, December 7, 2018, at 41255 Marabou Loop, Steamboat Springs, Colorado, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 7<sup>th</sup> day of December, 2018.



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**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

# MARABOU RANCH METROPOLITAN DISTRICT

## 2019 BUDGET MESSAGE

The attached 2019 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 and operated 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.

## 2019 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, and irrigation maintenance

The District's strategy in preparing the 2019 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

Print Date: 01/11/19

	2017 Unaudited Actual	2018 Adopted Budget	Variance Favorable (Unfavor)	2018 Forecast	YTD Thru 11/30/18 Actual	YTD Thru 11/30/18 Budget	Variance Favorable (Unfavor)	2019 Adopted Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>									
Assessed Valuation	-	-	-	-				2,468,130	Final Valuation
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	0.000	0.000	-	0.000				13.000	Estimated Need
Mill Levy - Debt	0.000	0.000	-	0.000				0.000	None in 2019, 8 mills projected need
<b>Total</b>	-	-	-	-				<b>13.000</b>	
Property Tax Revenue - Operations	-	-	-	-				32,086	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	-	-	-	-				-	AV * Mill Levy / 1,000
<b>Total</b>	-	-	-	-				<b>32,086</b>	
<b>OPERATIONS &amp; CAPITAL FEES</b>									
<b>Lot Breakdown:</b>									
# of Vacant Lots								54	
# of Improved Lots								9	Includes 2 under construction & B10
<b>Total # of Lots</b>								<b>63</b>	
<b>Vacant Lot Fee Breakdown:</b>									
Operations Assessment								2,325	For unimproved properties
Capital / Debt Assessment								-	None in 2019, \$1,344 projected need
<b>Total Fee Per Vacant Lot</b>								<b>\$2,325</b>	
Add Average Property Tax Per Vacant Lot								\$192	
<b>Total Taxes &amp; Fees- Vacant Lot</b>								<b>\$2,517</b>	Average of 54 properties
<b>Average Property Tax Per Improved Lot</b>								<b>\$2,411</b>	Average of 9 properties

Marabou Ranch Metropolitan District  
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<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property Taxes	-	-	-	-	-	-	-	32,086	AV * Mill Levy / 1,000
Specific Ownership Taxes	-	-	-	-	-	-	-	3,000	8.5% of Taxes
Vacant Lot Operations Fees	-	-	-	-	-	-	-	125,550	54 Lots at \$2,325 each
Water & Sewer Fees	-	-	-	-	-	-	-	-	
Water Meters	-	-	-	-	-	-	-	-	
Interest Income	-	-	-	-	-	-	-	50	2% of Fund Balance
Late Fees & Interest	-	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	<b>160,686</b>	
<b>EXPENDITURES</b>									
<b>Administration</b>									
Accounting	-	-	-	-	-	-	-	8,000	Per Pro-Forma Spreadsheet
Audit	-	-	-	-	-	-	-	-	Exemption included above
District Management	-	-	-	-	-	-	-	12,000	Per Pro-Forma Spreadsheet
Election	-	-	-	-	-	-	-	-	Only in Even Years
Insurance & SDA Dues	-	-	-	-	-	-	-	5,000	Per Pro-Forma Spreadsheet
Legal	-	-	-	-	-	-	-	30,000	Per Pro-Forma Spreadsheet
Water Rights- Legal & Engineering	-	-	-	-	-	-	-	-	
Director's Fees & Payroll Taxes	-	-	-	-	-	-	-	-	
Website	-	-	-	-	-	-	-	-	
Office Supplies	-	-	-	-	-	-	-	-	
Treasurer's Fees	-	-	-	-	-	-	-	963	3% of property taxes
<b>Total Administration</b>	-	-	-	-	-	-	-	<b>55,963</b>	
<b>Operations</b>									
Water System Maintenance	-	-	-	-	-	-	-	16,800	Per Pro-Forma Spreadsheet
Road Maintenance	-	-	-	-	-	-	-	10,000	Per Pro-Forma Spreadsheet
Cattle Guard Maintenance	-	-	-	-	-	-	-	2,000	Per Pro-Forma Spreadsheet
Snow Removal	-	-	-	-	-	-	-	15,000	Per Pro-Forma Spreadsheet
Ranch Truck	-	-	-	-	-	-	-	13,480	Per Pro-Forma Spreadsheet
Gate Maintenance	-	-	-	-	-	-	-	800	Per Pro-Forma Spreadsheet
Fence Maintenance	-	-	-	-	-	-	-	3,000	Per Pro-Forma Spreadsheet
Pond/Ditch/Irrigation Maintenance	-	-	-	-	-	-	-	4,000	Per Pro-Forma Spreadsheet
Riparian Improvement Maintenance	-	-	-	-	-	-	-	30,000	Per Pro-Forma Spreadsheet
Landscaping/Open Space Maintenance	-	-	-	-	-	-	-	500	Per Pro-Forma Spreadsheet
Trail Maintenance	-	-	-	-	-	-	-	3,000	Per Pro-Forma Spreadsheet
Sign Maintenance	-	-	-	-	-	-	-	1,000	Per Pro-Forma Spreadsheet
Septic System Maintenance	-	-	-	-	-	-	-	-	Removed- Not District Eligible
Contingency	-	-	-	-	-	-	-	-	
<b>Total Operations</b>	-	-	-	-	-	-	-	<b>99,580</b>	
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	-	<b>155,543</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	-	-	-	-	-	-	-	<b>5,143</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfer to Debt Service	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	-	-	-	-	-	-	-	-	
<b>CHANGE IN FUND BALANCE</b>	-	-	-	-	-	-	-	<b>5,143</b>	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	<b>5,143</b>	

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