

# EAGLE RIVER STATION METROPOLITAN DISTRICT

January 30, 2024

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

VIA: Electronic Filing LGID #65804

Attached is the 2024 Budget for the Eagle River Station Metropolitan District in Eagle County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on November 17, 2023. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Eagle County is 50.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.0 mills for refund/abatement; and 0.0 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$29,640, the total property tax revenue is \$1,482. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the 2024 adopted budget.

Sincerely,



Jon Erickson  
District Accountant

Enclosure(s)

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*Financial Management Provided By Marchetti & Weaver, LLC*

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

**Website & Email**  
[www.mwcpaa.com](http://www.mwcpaa.com)  
[Admin@mwcpaa.com](mailto:Admin@mwcpaa.com)

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

**EAGLE RIVER STATION METROPOLITAN DISTRICT**  
**2024 BUDGET MESSAGE**

Eagle River Station Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The District has no employees and all operations and administrative functions are contracted.

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 District was formed on March 7, 2007 to provide for the design, acquisition, construction, installation and financing of certain street and safety protection, park and recreation, water, sanitation and transportation improvements and services.

Revenues

For 2024 the District levied 50.000 mills for operations but the primary source of revenue is from developer advances.

Expenditures

The District has adopted one separate fund which is a General Fund to provide for general operating.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenditures in the General Fund in accordance with the TABOR Amendment.

**RESOLUTION**  
**ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES**  
**FOR THE CALENDAR YEAR 2024**

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The Board of Directors of Eagle River Station Metropolitan District (the “**Board**”), Town of Eagle, Eagle County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 17, 2023, 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 2024 BUDGET

See Proof on Next  
Page

**Eagle Valley Enterprise and Vail Daily**  
**200 Lindbergh Drive | Gypsum CO 81637**  
**(970) 777-3126**

I, Mark Wurzer, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of Eagle Valley Enterprise and Vail Daily, a publication that is a "legal newspaper" as that phrase is defined for the city of Gypsum, for the County of Eagle, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**

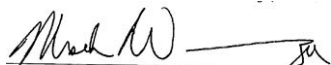
Nov. 16, 2023

**Notice ID:** BUFCfz5LRxeGMpFSZIKM

**Publisher ID:** 299490

**Notice Name:** 8CD09 Budgets Eagle River Station MD

**PUBLICATION FEE:** \$29.45



\_\_\_\_\_  
Publisher

**VERIFICATION**

STATE OF COLORADO

COUNTY OF EAGLE

Signed or attested before me on this 16th day of November, 2023



\_\_\_\_\_  
Notary Public

**My Commission Expires:** February 22, 2026



**NOTICE OF PUBLIC HEARING ON THE  
AMENDED 2023 BUDGET**

**AND**

**NOTICE OF PUBLIC HEARING ON THE  
PROPOSED 2024 BUDGET**

NOTICE IS HEREBY GIVEN that the Board of Directors (the "**Board**") of the eagle river station METROPOLITAN DISTRICT (the "**District**"), will hold a meeting via teleconference on November 17, 2023 at 10:00 a.m., for the purpose of conducting such business as may come before the Board including a public hearing on the 2024 proposed budget (the "**Proposed Budget**"). The necessity may also arise for an amendment to the 2023 budget (the "**Amended Budget**"). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/83814297547>; Call-In: 720-707-2699; Meeting ID: 838 1429 7547

The Proposed Budget and Amended Budget are on file in the office of Marchetti & Weaver, 26 2nd St., Ste 213, Edwards, CO 81632, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained at <https://colo-communities.org/eagle-river-station-metro> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

**EAGLE RIVER STATION METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ White Bear Ankele Tanaka & Waldron

Attorneys at Law

**PUBLISHED IN THE EAGLE VALLEY  
ENTERPRISE & VAIL DAILY ON THURSDAY,  
NOVEMBER 16, 2023.**

WHEREAS, the Board has designated its accountant 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 and interested electors were given the opportunity to register their protest to the proposed budget prior to the 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 2024. 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 2024 budget year, there is hereby levied a tax of 50.000 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 2024 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 2024 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 2024 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. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Eagle 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 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. 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 10. 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 NOVEMBER 17, 2023.

**DISTRICT:**

**EAGLE RIVER STATION METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

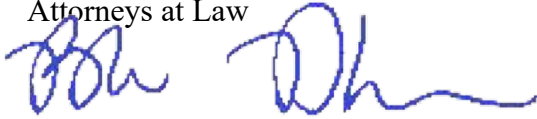
By:   
mervyn.lapin (Nov 17, 2023 20:12 MST)  
Officer of the District

Attest:

By: *Rodrigo Cortina*  
Rodrigo Cortina (Nov 20, 2023 10:28 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF EAGLE  
EAGLE RIVER STATION 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 at via teleconference on November 17, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20 day of November, 2023.

*Rodrigo Cortina*  
Rodrigo Cortina (Nov 20, 2023 10:28 MST)

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

Eagle River Station Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
For the Period Indicated  
Modified Accrual Basis

	2022 Unaudited Actual	2023 Adopted Budget	2023 Forecast	YTD Thru 10/31/2023 Actual	2024 Adopted Budget	Comments
<b>GENERAL FUND</b>						
Assessed Valuation		87,220	87,220		29,640	Final AV 12-18-23
Operating Mill Levy Rate		0.000	0.000		50.000	Max Allowed by Service Plan
<b>REVENUES</b>						
Property Taxes	-	-	-	-	1,482	AV * Mill / 1,000
Specific Ownership Taxes	-	-	-	-	44	3% of Property Taxes
Miscellaneous Income	-	-	-	-	-	None Anticipated
Interest Income	-	-	-	-	-	None Anticipated
<b>TOTAL REVENUES</b>	-	-	-	-	<b>1,526</b>	
<b>EXPENDITURES</b>						
<b>General Government</b>						
Accounting					20,000	Estimate for Increased Activity
Election Services		-	-		1,000	Pre 2025 Election Services
Insurance/SDA Dues	995	-	-	-	3,500	Ins & SDA Dues
Legal Services					30,000	Estimate for Increased Activity
Office Supplies/Miscellaneous					500	Bill.com Fees
Treasurer's Fees	-	-	-	-	44	3% of Property Taxes
Organizational Costs						Once Development Commences
Contingency		60,000			100,000	
<b>TOTAL EXPENDITURES</b>	<b>995</b>	<b>60,000</b>	-	-	<b>155,044</b>	
<b>OTHER SOURCES and (USES)</b>						
Developer Advances	-	60,000	-	-	153,518	
Transfer to Capital Fund	-					
<b>TOTAL OTHER SOURCES and (USES)</b>	-	<b>60,000</b>	-	-	<b>153,518</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(995)</b>	-	-	-	-	
<b>BEGINNING FUND BALANCE</b>	<b>8,061</b>	<b>7,066</b>	<b>7,066</b>	<b>7,066</b>	<b>7,066</b>	
<b>ENDING FUND BALANCE</b>	<b>7,066</b>	<b>7,066</b>	<b>7,066</b>	<b>7,066</b>	<b>7,066</b>	
	=	=	=	=	=	

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of Eagle County, Colorado.

On behalf of the Eagle River Station Metropolitan District

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Eagle River Station 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:

\$ 29,640

(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:

\$ 29,640


(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:** 1/3/2024  
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2024.  
(yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	<u>50.000</u> mills	\$ <u>1,482.00</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	<u>(0.000)</u> mills	\$ <u>-</u>
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>50.000</u> mills</b>	<b><u>\$ 1,482.00</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>0.000</u> mills	\$ <u>-</u>
4. Contractual Obligations <sup>K</sup>	<u>0.000</u> mills	\$ <u>-</u>
5. Capital Expenditures <sup>L</sup>	<u>0.000</u> mills	\$ <u>-</u>
6. Refunds/Abatements <sup>M</sup>	<u>0.000</u> mills	\$ <u>-</u>
7. Other <sup>N</sup> (specify): _____	<u>0.000</u> mills	\$ <u>-</u>
	<u>0.000</u> mills	\$ <u>-</u>
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>50.000</u> mills</b>	<b><u>\$ 1,482.00</u></b>

Contact person: Jon Erickson Daytime phone: (970) 926-6060  
(print)  
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).