

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
PROPERTY TAXES									
Assessed Valuation	-	-	-	-				2,468,130	Final Valuation
Mill Levy Breakdown:									
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
Total	-	-	-	-				13.000	
Property Tax Revenue - Operations	-	-	-	-				32,086	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	-	-	-	-				-	AV * Mill Levy / 1,000
Total	-	-	-	-				32,086	
OPERATIONS & CAPITAL FEES									
Lot Breakdown:									
# of Vacant Lots								54	
# of Improved Lots								9	Includes 2 under construction & B10
Total # of Lots								63	
Vacant Lot Fee Breakdown:									
Operations Assessment								2,325	For unimproved properties
Capital / Debt Assessment								-	None in 2019, \$1,344 projected need
Total Fee Per Vacant Lot								\$2,325	
Add Average Property Tax Per Vacant Lot								\$192	
Total Taxes & Fees- Vacant Lot								\$2,517	Average of 54 properties
Average Property Tax Per Improved Lot								\$2,411	Average of 9 properties

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
GENERAL FUND									
REVENUE									
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	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	160,686	
EXPENDITURES									
Administration									
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
Total Administration	-	-	-	-	-	-	-	55,963	
Operations									
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	-	-	-	-	-	-	-	-	
Total Operations	-	-	-	-	-	-	-	99,580	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	155,543	
REVENUE OVER / (UNDER) EXP	-	-	-	-	-	-	-	5,143	
OTHER SOURCES / (USES)									
Transfer to Debt Service	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	5,143	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	5,143	

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