

# CASCADE VILLAGE METROPOLITAN DISTRICT

January 30, 2025

Division of Local Government

Via: State E-filing Portal

RE: Cascade Village Metropolitan District  
LGID #19044

Attached is the 2025 Budget for the Cascade Village Metropolitan District in Eagle County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on November 12, 2024. If there are any questions on the budget, please contact Mr. Kenneth J. Marchetti, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Eagle County is 9.180 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; (3.075) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$107,069,760, the total property tax revenue is \$653,660.89. 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 budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,



Kenneth J. Marchetti  
District Administrator

Enclosure(s)

## CASCADE VILLAGE METROPOLITAN DISTRICT

### 2025 BUDGET MESSAGE

Cascade Village Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established in 1986 to provide street improvements, public transportation systems and a sanitation system within its boundaries, which are in Eagle County, Colorado.

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.

### 2025 BUDGET STRATEGY

The District strives to provide the highest level of service and facilities for the residents and visitors within the District. The strategy for the 2025 budget focused on the following priorities:

- Maintain the high-quality existing level of recreation, transportation, and roadway facilities.
- Establish a property tax mill levy which when combined with other revenues of the District, adequately funds the anticipated level of service, and maintains a reasonable operating fund balance.
- Operate within the guidelines of the TABOR Amendment.
- Give priority to projects which improve efficiency, productivity, and safety.

The District is primarily funded with property tax revenues and the mill levy rate is set at a level to generate the amount of taxes needed to fund the District's operating, debt service, replacement reserve and capital expenditures.

**RESOLUTIONS OF CASCADE VILLAGE METROPOLITAN DISTRICT**

**TO ADOPT 2025 BUDGET**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CASCADE VILLAGE METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Cascade Village Metropolitan District has appointed a budget committee to prepare and submit a proposed 2025 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 November 12, 2024, 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 Cascade Village Metropolitan District, Eagle County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Cascade Village 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 Accountant and made a part of the public records of the District.

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**RESOLUTIONS OF CASCADE VILLAGE METROPOLITAN DISTRICT**  
**(CONTINUED)**

**TO SET MILL LEVIES**

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE CASCADE VILLAGE METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Cascade Village Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on November 12, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$982,900.40 before consideration of the temporary mill levy credit and;

WHEREAS, the Cascade Village Metropolitan District finds that it shall temporarily lower the general operating mill levy to render a refund of \$329,239.51, 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, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$0.00, and;

WHEREAS, the 2024 valuation for assessment for the Cascade Village Metropolitan District, as certified by the County Assessor is \$107,069,760.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CASCADE VILLAGE METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO:

- Section 1. That for the purposes of meeting all general operating expenses of the Cascade Village Metropolitan District during the 2025 budget year, there is hereby levied a tax of 9.180 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 3.075 mills.
- Section 3. That for the purpose of meeting all capital expenditures of the Cascade Village Metropolitan District during the 2025 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 2024.

**RESOLUTIONS OF CASCADE VILLAGE METROPOLITAN DISTRICT**  
**(CONTINUED)**

**TO SET MILL LEVIES (CONTINUED)**

Section 4. That for the purpose of meeting all payments for bonds and interest of the Cascade Village Metropolitan District during the 2025 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 2024.

Section 6. That any officer or the District Accountant is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Cascade Village Metropolitan District as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Cascade Village 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 CASCADE VILLAGE 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 CASCADE VILLAGE METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 12, 2024, 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 CASCADE VILLAGE METROPOLITAN DISTRICT, EAGLE 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	\$684,246
Debt Service Expenditures	\$195,320
Capital Expenditures	<u>\$ 50,000</u>

TOTAL GENERAL FUND	\$ 929,566
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**RESOLUTIONS OF CASCADE VILLAGE METROPOLITAN DISTRICT**  
**(CONTINUED)**

**TO ADOPT 2025 BUDGET, SET MILL LEVIES AND**  
**APPROPRIATE SUMS OF MONEY**  
**(CONTINUED)**

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 12th day of November, 2024.

Attest: 

Title: Pres. D. M. Z.

**CASCADE VILLAGE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**

Printed: 1/29/2025

**ACTUAL, BUDGET AND FORECAST FOR THE PERIOD PRELIMINARY**

Modified Accrual Basis

	2023 Cal Yr Audited Actual	2024 Current Forecast	2025 Adopted Budget	Comments
<b>Assessed Valuation</b>	<b>0</b>	<b>106,855,050</b>	<b>107,069,760</b>	
	-100%		0%	
Operating mill levy	9.180	9.180	9.180	
Temporary mill levy credit	(4.180)	(5.980)	(3.075)	
Debt service mill levy	2.895	1.822	0.000	
<b>Total Mill Levy</b>	<b>7.895</b>	<b>5.022</b>	<b>6.105</b>	
Operating property taxes levied	0	980,929	982,900.40	
Temporary mill levy credit	0	(638,993)	(329,239.51)	
Debt service property taxes levied	0	194,690	0	
<b>Total Property Taxes Levied</b>	<b>0</b>	<b>536,626</b>	<b>653,660.89</b>	
<b>Revenues</b>			22%	
Property taxes-operating	335,385	341,936	653,661	
Property taxes-debt service	194,188	194,690	-	
Property Tax Backfill				
Specific ownership tax (automobiles)	27,891	26,900	32,700	5% of Prop Taxes
Interest income	60,813	48,040	44,500	1.5% of fund balance
Unrealized Gain/Loss on CDs	14,506	25,000	13,000	
Payment from VR & Hotel	100,000	100,000	100,000	
<b>Total Revenues</b>	<b>732,782</b>	<b>736,566</b>	<b>843,861</b>	
<b>Expenditures</b>				
Lift operations	406,338	394,000	405,820	
Audit	-	7,500	7,900	
Accounting	17,831	27,000	27,810	Incr 3% from forecast
Administration	1,800	4,200	5,200	Incr 3% from forecast
Legal - general	48,009	63,000	100,000	Incr 3% from forecast
Professional fees	-	5,000	-	
Insurance	5,418	7,843	8,784	estim SDA mbr + CSD P&L and WC contrib
Election	303	128	1,000	Odd Years
Office Expense	927	700	721	
Treasurer's fees	15,908	16,634	19,610	3% of Prop Tax
Directors fees	-	2,000	2,000	4 Mtgs @ \$375
Payroll tax expense	11	153	153	7.65% of Director Fees
Path, sidewalk & ski plaza maint	38,773	44,496	46,276	Incr 3% from forecast
Bridge maintenance	-	2,225	2,345	R&M - update per estimate
Ticket Office Electric	-	4,500	4,635	Per CVA estimate from Julie
Ticket Office Water/Sewer	-	1,900	1,992	Per CVA estimate from Julie
Major repairs & replacements	-	-	30,000	Update per V.R. estimate
Contingency	-	-	20,000	unforseen needs
<b>Total Operating Expenditures</b>	<b>535,317</b>	<b>581,279</b>	<b>684,246</b>	
<b>Debt service expenditures</b>				
2008/15 Bond principal (Thru 2027)	170,000	175,000	180,000	Due per Debt Amort Sch
2008/15 Bond interest expense (Thru '27)	22,410	18,177	13,820	Due per Debt Amort Sch
Paying agent fee	1,500	1,500	1,500	Annual fee by trustee (BOK)
<b>Total Debt Service expenditures</b>	<b>193,910</b>	<b>194,677</b>	<b>195,320</b>	
<b>Operating Surplus (deficit)</b>	<b>3,555</b>	<b>(39,390)</b>	<b>(35,705)</b>	

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



CASCADE VILLAGE METROPOLITAN DISTRICT			
STATEMENT OF REVENUES, EXPENDITURES, MODIFIED ACCRUAL BASIS			
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED			
Current			
	2024 Annual		
	2023		
	Cal Yr Audited Actual	2024 Current Forecast	2025 Adopted Budget
<b>Capital and non-routine projects</b>			
Westhaven bridge	2,246	-	
Stair Replacement	84,371	-	-
Contingency/Other Capital Projects		-	50,000
<b>Total Capital and Non-Routine Exp</b>	<b>86,617</b>	<b>-</b>	<b>50,000</b>
<b>Other sources (uses)</b>			
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Surplus after other sources / uses</b>	<b>(83,062)</b>	<b>(39,390)</b>	<b>(85,705)</b>
Fund balance - beginning	1,393,774	1,310,712	1,271,322
<b>Fund balance - ending</b>	<b>1,310,712</b>	<b>1,271,322</b>	<b>1,185,617</b>

COMMENTS

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

**Components of Fund Balance:**

Committed: Lift Reserve	200,000	200,000	200,000
Restricted: TABOR 3%	16,105	17,483	20,572
Nonspendable Prepaid	5,554	6,000	6,000
Assigned for Operating Reserve		580,000	680,000
Assigned for Replacement Reserve	1,089,053	467,839	279,045
<b>Total</b>	<b>1,310,712</b>	<b>1,271,322</b>	<b>1,185,617</b>

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

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

**On behalf of the** Cascade Village Metropolitan District  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the Cascade Village 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: \$ 107,075,180  
(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: \$ 107,069,760  
(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:** 12/2/2024 for budget/fiscal year 2025.  
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY</b> <sup>2</sup>	<b>REVENUE</b> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>9.180</u> mills	<u>\$ 982,900.40</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	<u>(3.075)</u> mills	<u>\$ (329,239.51)</u>
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>6.105</b> mills	<b>\$ 653,660.89</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>6.105</b> mills	<b>\$ 653,660.89</b>

Contact person: Kenneth J Marchetti Daytime phone: (970) 926-6060 x8  
(print)  
Signed: *K Marchetti* 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).

**CERTIFICATION OF TAX LEVIES, continued**

**Cascade Village Metropolitan District**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |                      |   |
|----------------------|---|
| 1. Purpose of Issue: | Refunding prior bonds which were used to finance the cost of designing, acquiring, constructing and otherwise providing street improvements including, among other things, curbs, gutters, drainage facilities, sidewalks, trails, bridges, lighting, grading, landscaping and other street improvements. |
| Series:              | General Obligation Refunding Loan, Series 2015 in the face amount of \$1,940,000  |
| Date of Issue:       | September 1, 2015   |
| Coupon rate:         | 2.49%   |
| Maturity Date:       | December 1, 2027  |
| Levy:                | 0.000   |
| Revenue:             | \$0.00  |
|                      |   |
| 2. Purpose of Issue: | _____   |
| Series:              | _____   |
| Date of Issue:       | _____   |
| Coupon rate:         | _____   |
| Maturity Date:       | _____   |
| Levy:                | _____   |
| Revenue:             | _____   |

**CONTRACTS<sup>K</sup>:**

- |                         |       |
|-------------------------|-------|
| 3. Purpose of Contract: | _____ |
| Title:                  | _____ |
| Date:                   | _____ |
| Principal Amount:       | _____ |
| Maturity Date:          | _____ |
| Levy:                   | _____ |
| Revenue:                | _____ |
|                         |       |
| 4. Purpose of Contract: | _____ |
| Title:                  | _____ |
| Date:                   | _____ |
| Principal Amount:       | _____ |
| Maturity Date:          | _____ |
| Levy:                   | _____ |
| Revenue:                | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.