



2851 Riverside Plaza Unit 100 • PO Box 771277 Steamboat Springs, CO 80477 • 970 879-7671 • admin@steamboat2metro.com

December 8, 2025

TO: COUNTY COMMISSIONERS OF ROUTT COUNTY, COLORADO.

For the year 2026 the Board of Directors of the Steamboat II Metropolitan District hereby certifies the following mill levy to be extended by you upon the total assessed valuation of \$32,410,980.

PURPOSE	LEVY	REVENUE
General Operating Expenses	13.000 mills	\$ 421,342.74
Parks & Recreation	7.700 mills	\$ 249,564.55
Refunds/Abatements	.0 mills	0.00
Annual Incentive Payments	.0 mills	0.00
SUBTOTAL	20.700 mills	\$ 670,907.29

General Obligation Bonds and Interest	.0 mills	0.00
Contractual Obligations	.0 mills	0.00
Capital Expenditures	.0 mills	0.00
Expenses Incurred in Reappraisal	.0 mills	0.00
Payment to State of Excess State	.0 mills	0.00
Equalization Payments to School Districts	.0 mills	0.00
Temporary Property Tax Credit/	.0 mills	0.00
Temporary Mill Levy Rate Reduction		
Other	.0 mills	0.00
TOTAL	20.700 mills	\$ 670,907.29

Contact person: **Jeb Brewster**

Daytime Phone: **970-879-7671**


Zach Forcum (Dec 8, 2025 16:22:24 MST)

Zach Forcum, President

08/12/2025

Date

Note: Certification must be to three decimal places only. If your boundaries extend into more than one county, please list all counties here: N/A

Send copy to Division of Local Government, Room 521, and the Division of Property Taxation, Room 419, 1313 Sherman Street, Denver, CO 80203



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LETTER OF BUDGET TRANSMITTAL

December 8, 2025

TO: Division of Local Governments
1313 Sherman Street, Room 521
Denver, Colorado, 80203

Attached is the 2026 budget for the Steamboat II Metropolitan District in Routt County, submitted pursuant to C.R.S. Section 29-1-116. This budget was adopted on December 8, 2025. If there are any questions about the budget, please contact Jeb Brewster at (970) 879-7671 or P.O. Box 771277, Steamboat Springs, Colorado 80477.

The mill levy certified to the County Commissioners is 20.700 mills for all purposes. Based on an assessed valuation of \$32,410,980.

Enclosed is a copy of the certification of mill levy sent to the County Commissioners.

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.

Sincerely,


Zach Forcum (Dec 8, 2025 16:22:24 MST)

Zach Forcum, President



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WRITTEN BUDGET MESSAGE

BUGETARY BASIS OF ACCOUNTING: The District uses the accrual basis for budget purposes.

The District has one enterprise fund, Water and Sewer, and will provide the indicated services during the budget year.

The District will also maintain a special revenue fund for the purpose of Parks and Recreation.



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BUDGET SUMMARY
BUDGET YEAR ENDING DECEMBER 31, 2026

REVENUES:

Revenue sources include taxes, fees for services and miscellaneous revenues and other funds.

TAXES:

General property taxes. The District may fix a levy each year, exclusive of such revenues that might be attributable to annexation or inclusions of additional land and improvements thereon and new construction. Upon certification of the amount of levy by the District to Routt County, Colorado, the County levies the property taxes by December 15th of the year prior to the year of collection of the taxes. The County also acts as the billing and collection agency for the District, at the charge of 3% of the collections. Property taxes are due as of January 1st and may be paid in full by April 30th, or in equal installments by February 28^h and July 31st. The County has stated the assessed valuation of the property within the District at \$32,410,980 for the year 2026. The District has levied 20.700 mills on this figure to collect \$670,907.29. The mill levy proposed is unchanged for the year 2026

Specific Ownership Taxes. These taxes are a portion of motor vehicle license fees that are calculated using the year of the vehicle and the taxable value of the vehicle. These taxes are collected by Routt County from those persons who reside within the District boundaries.



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SERVICES:

Fees for sewer services were budgeted based on a monthly flat rate of \$71.85 for residential users, \$107.60 for the Golf Club and a Non-Residential rate.

The following metered rate structure is used for non-residential sewer services:

Per 1,000 gallons of water billed, sewer is calculated at \$10.00 per 1,000 gallons.

The following metered rate structure is used for residential water services:

Base rate is \$41.60

0-5,000 gallons	\$3.30 per 1,000 gallons
5,001-10,000 gallons	\$4.95 per 1,000 gallons
10,001-20,000 gallons	\$7.70 per 1,000 gallons
20,001-30,000 gallons	\$12.35 per 1,000 gallons
30,0001 and above	\$19.25 per 1,000 gallons

The following metered rate structure is used for non-residential water services:

Flat base rate	\$62.40
0-5,000 gallons	\$3.30 per 1,000 gallons
5,001-10,000 gallons	\$4.95 per 1,000 gallons
10,001-20,000 gallons	\$7.70 per 1,000 gallons
20,001-30,000 gallons	\$12.35 per 1,000 gallons
30,0001 and above	\$19.25 per 1,000 gallons

Senior citizens meeting the criteria established by the District are given a reduction of one-half of the base rate of \$41.60, to wit: \$20.80. The above rate structure remains the same.

Fines and penalties are collected for delinquent accounts, water restriction violations, and reconnection charges at the rate of \$25.00 each. Charges for checks returned NSF are assessed at \$35.00 each.

MISCELLANEOUS:

Interest is earned on investments and property taxes collected by Routt County.



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EXPENDITURES:

Expenditures have been grouped into six divisions: Administrative, Operating, Non-operating, Debt Service, Capital Improvements, and Parks and Recreation. Activities of these divisions are as follows:

ADMINISTRATIVE:

Expenditures include professional services, insurance, Directors fees, utilities, travel, rent, publication, office supplies and expenses, postage, and salaries for office staff.

OPERATING:

Expenditures include the plant manager's salary and related expenses, operating supplies, vehicle related expenses, repair and maintenance, water storage, wastewater treatment, and outside services.

NON-OPERATING:

Bond agent fees, tax collection fees, and bond and loan interest are included in this division.

DEBT SERVICE:

Not applicable.

CAPITAL IMPROVEMENTS:

Expenditures for capital improvements are budgeted in this division, and have included engineering, connection of water main lines with the City of Steamboat Springs, necessary supply lines, and acquisition of necessary land and easements, water main replacement, and new water tank.

PARKS AND RECREATION:

Expenditures for the operation of Parks and Recreation include maintenance of existing parks, greenbelts, irrigation systems, playground equipment, trails and creation of new parks and playgrounds.

MISCELLANEOUS:

None currently.

**STEAMBOAT II METRO DISTRICT
2026 ENTERPRISE FUND BUDGET**

	2024 Actual	2025 Expected Year End	2026 Budget
FUND BALANCE, BEGINNING OF YEAR	\$1,614,130	\$1,614,130	\$1,602,779
OPERATING REVENUES			
Water Service Charges	\$193,107	\$379,100	\$430,500
Sewer Service Charges	\$264,227	\$367,800	\$380,100
Estoppel Fees	\$650	\$500	\$500
Total Operating Revenues	\$458,799	\$760,634	\$811,100
NON-OPERATING REVENUES/EXPENSES			
Property Taxes	\$353,466	\$402,546	\$421,343
Specific Ownership	\$37,404	\$32,000	\$28,000
Tap/Connection Fees	\$5,396	\$2,900	\$20,000
Interest	\$10,895	\$17,000	\$12,000
Tax Collection Fees	-\$10,611	-\$12,445	-\$13,000
Debit from Reserves	\$0	\$12,000	\$150,757
Total Non-Operating Items	\$396,550	\$454,001	\$619,100
TOTAL REVENUE	\$855,349	\$1,214,635	\$1,430,200
OPERATING EXPENSES			
Wages & Benefits	\$121,082	\$180,640	\$191,000
Water Purchase	\$226,736	\$371,600	\$340,000
Wastewater Treatment	\$208,080	\$207,700	\$217,665
Repairs & Maintenance	\$42,919	\$91,000	\$406,000
Other	\$37,473	\$34,621	\$39,100
ADMINISTRATIVE EXPENSES			
Wages & Benefits	\$87,401	\$93,426	\$101,760
Insurance	\$25,157	\$23,789	\$29,400
Rent & Utilities	\$21,540	\$23,600	\$26,900
Professional Fees	\$35,143	\$9,200	\$22,300
Office	\$26,036	\$29,100	\$27,900
Other	\$18,088	\$28,340	\$28,175
Capital Outlay	\$0	\$120,970	\$0
Total Expenditures	\$849,655	\$1,213,986	\$1,430,200
FUND BALANCE, END OF YEAR	\$1,614,130	\$1,602,779	\$1,602,779

**STEAMBOAT II METRO DISTRICT
2026 GENERAL FUND BUDGET**

	2024 Actual	2025 Expected Year End	2026 Budget
FUND BALANCE, BEGINNING OF YEAR	\$38,539	\$139,113	\$156,121
REVENUES/EXPENSES			
Property Taxes	\$271,898	\$203,778	\$249,565
Rent Revenues	\$13,746	\$0	\$7,000
Intergovernmental	\$6,505	\$7,000	\$6,000
TOTAL REVENUE	\$292,149	\$210,778	\$262,565
OPERATING EXPENSES			
Wages & Benefits	\$136,748	\$142,100	\$211,000
Operations	\$14,648	\$13,000	\$14,000
Parks & Recreation Supplies	\$14,648	\$13,000	\$14,000
Capital Expenditures		\$1,000	\$0
Tax Collection Fees	\$8,162	\$6,170	\$7,565
Repairs & Maintenance	\$10,088	\$11,000	\$9,000
Facility Repairs & Maintenance	\$4,190	\$7,000	\$6,000
Equipment Repairs & Maint.	\$3,386	\$3,000	\$2,000
Truck Expenses	\$2,512	\$1,000	\$1,000
Other	\$21,877	\$21,500	\$21,000
Capital Outlay	\$0	\$0	\$0
Total Expenditures	\$191,523	\$193,770	\$262,565
FUND BALANCE, END OF YEAR	\$139,113	\$156,121	\$156,121

RESOLUTION/ORDINANCE TO ADOPT BUDGET

(Pursuant to 29-1-108, C.R.S.)

RES # 25-1117.1

A RESOLUTION/AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE STEAMBOAT II 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 Steamboat II Metropolitan District has appointed

Jeb Brewster to prepare and submit a proposed budget to said Board of Directors at the proper time; and

WHEREAS, Jeb Brewster, District Manager has submitted a proposed budget to this governing

Body on October 15, 2025, 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, a public hearing was held on **November 17, 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 Steamboat II Metropolitan District**, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Steamboat II Metropolitan District for the year stated above.

Section 2. That the budget hereby approved and adopted shall be signed by the Board President and the Vice President of Operations and made a part of the public records of Routt County.

ADOPTED, this 17th day of November, A.D., 2025


Zach Forcum, President


Brad Setter, Vice President of Operations

RESOLUTION/ORDINANCE TO APPROPRIATE SUMS OF MONEY

(Pursuant to Section 29-1-108, C.R.S.)

RES # 25-1208.2

A RESOLUTION/AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE STEAMBOAT II METROPOLITAN DISTRICT, 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 November 17, 2025, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount

Equal to or greater than 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 Steamboat II Metropolitan District.

NOW, THEREFORE, BE IT RESOLVED/ORDAINED BY THE BOARD OF DIRECTORS OF THE STEAMBOAT II METROPOLITAN DISTRICT, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenue of each fund, to each fund, for purposes stated:

GENERAL FUND:

Current Operating Expenses	\$ <u>262,565</u>
Capital Outlay	\$ _____
Debt Service	\$ _____

TOTAL GENERAL FUND \$ 262,565

ENTERPRISE FUND:

Current Operating Expenses	\$ <u>1,030,200</u>
Capital Outlay	\$ <u>400,000</u>
Debt Service	\$ _____

TOTAL ENTERPRISE FUND \$ 1,430,200

ADOPTED THIS 8th day of December A.D. 2025.


Zach Forcum (Dec 8, 2025 16:22:24 MST)

Zach Forcum, President

Attest: 
Brad Setter (Dec 8, 2025 15:20:03 MST)

Brad Setter, Vice President of Operations

RESOLUTION/ORDINANCE TO SET MILL LEVIES

(Pursuant to 39-5-128, C.R.S. and 39-1-111, C.R.S.) RES #25-1208.3

A RESOLUTION / AN ORDINANCE LEVYING PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE STEAMBOAT II METROPOLITAN DISTRICT,

COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Steamboat II Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on November 17, 2025, and;

WHEREAS, the amount of money necessary to balance the budget for **general operating** purposes from property tax revenue is \$ 670,907, and;

WHEREAS, the 2026, valuation for assessment for the STEAMBOAT II METROPOLITAN DISTRICT certified by the County Assessor(s) is \$ 32,410,980.


NOW, THEREFORE, BE IT RESOLVED/ORDAINED BY THE BOARD OF DIRECTORS OF THE STEAMBOAT II METROPOLITAN DISTRICT, COLORADO:

That for the purpose of meeting all **general operating** expenses of the Steamboat II Metropolitan District during the 2026 budget year, there is hereby levied a tax of 20.700 mills upon each dollar of the total valuation for assessment of all taxable property within the Steamboat II Metropolitan District for the year 2026.

RESOLUTION/ORDINANCE TO SET MILL LEVIES

That the District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Routt County(s), Colorado, the mill levies for the Steamboat II Metropolitan District as hereinabove determined and set.

ADOPTED this December 8th day of A.D. 2025.

Attest: 
Zach Forcum (Dec 8, 2025 16:22:24 MST)

Zach Forcum-Board President


Brad Setter (Dec 4, 2025 15:20:03 MST)

Brad Setter-Vice President of Operations

Mill Levy Public Information
Pursuant to 39-1-125 C.R.S.

Taxing Entity Information

Taxing Entity: STEAMBOAT II METRO DIST - GENERAL
County: ROUTT
DOLA Local Government ID Number: 54017
Subdistrict Number (if applicable): 1
Budget/Fiscal Year: 2026

Mill Levy Information

1. Mill Levy Name or Purpose: GENERAL
2. Mill Levy Rate (Mills) : 20.700
3. Previous Year Mill Levy Rate (Mills) : 20.700
4. Previous Year Mill Levy Revenue Collected : 604,987
5. Mill Levy Maximum Without Further Voter Approval: 20.700
6. Allowable Annual Growth in Mill Levy Revenue : NA
7. Actual Growth in Mill Levy Revenue Over the Prior Year: 65,919
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)? YES
9. Is revenue from this mill levy subject to the Statutory Property Tax (5.5%) Limit in 29-1-301 C.R.S.? NO
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government? NO
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount?
NO
12. Other or additional information:

Contact Information

Contact Person: JEB BREWSTER
Title: DISTRICT MANAGER
Phone: 970-879-7671
Email: JEB@STEAMBOAT2METRO.COM










Steamboat II Metropolitan District 2026 Budget

Final Audit Report

2025-12-08

Created:	2025-12-04
By:	Michelle Belton (michelle@steamboat2metro.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQSfbVWWvvnw45caXa2szpUAV3KCb13-Uy

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-  Document created by Michelle Belton (michelle@steamboat2metro.com)
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