

## MARABOU RANCH METROPOLITAN DISTRICT

### 2025 ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Service Plan for Marabou Ranch Metropolitan District (the “District”), the District is required to provide an annual report with regard to the following matters:

For the year ending December 31, 2025, the District makes the following report:

#### §32-1-207(3) Statutory Requirements

1. **Boundary changes made.**

There were no changes or proposed changes to the District’s boundaries in 2025.

2. **Intergovernmental Agreements entered into or terminated with other governmental entities.**

No intergovernmental agreements were entered into or terminated during 2025.

3. **Access information to obtain a copy of rules and regulations adopted by the board.**

The District has not adopted rules and regulations.

4. **A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2025.

5. **The status of the construction of public improvements by the District.**

The District did not construct any public improvements as of December 31, 2025.

6. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

The District did not construct or dedicate any facilities or improvements as of December 31, 2025.

7. **The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

The 2025 final assessed valuation of the District is \$7,054,840.

8. **A copy of the current year’s budget.**

A copy of the 2026 budget is attached as **Exhibit A**.

9. **A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The District’s 2025 audit exemption is attached as **Exhibit B**.

10. **Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

The District is not aware of any uncured events of default by the District.

11. **Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

The District is not aware of any inability to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

## Service Plan Requirements

1. **Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.**

There were no changes or proposed changes to the District's boundaries in 2025.

2. **Intergovernmental Agreements entered into or proposed as of December 31 of the report prior year.**

No intergovernmental agreements were entered into or terminated during 2025.

3. **A summary of any litigation which involves the District Improvements or services as of December 31 of the prior year.**

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2025.

4. **The final assessed valuation of the District's for the current year.**

The 2025 final assessed valuation of the District is \$7,054,840.

5. **Current year budget.**

A copy of the 2026 budget is attached as **Exhibit A**.

6. **Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The District's 2025 audit exemption is attached as **Exhibit B**.

**EXHIBIT A**  
**(2026 Budget)**

# **MARABOU RANCH METROPOLITAN DISTRICT**

## **2026 BUDGET MESSAGE**

The attached 2026 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 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.

## **2026 BUDGET STRATEGY**

The District's strategy in preparing the 2026 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 services previously provided by the District will be provided by the property owners association in 2026. 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

Date Printed: 1/17/26

	2024 Unaudited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	Budget Notes / Assumptions
<b>PROPERTY TAXES</b>									
<b>Lot Breakdown:</b>									
# of Vacant Lots	48	45		45			43	Per Assessor Download 07/30/25	
# of Improved Lots	14	17		17			19	Per Assessor Download 07/30/25	
<b>Total # of Lots</b>	<b>62</b>	<b>62</b>		<b>62</b>			<b>62</b>		
Average Vacant Lot AV	19,413	24,156		24,156			25,103		
Average Improved Lot AV	285,248	285,716		285,716			314,495	Per Dec Download	
<b>Assessed Valuation</b>	4,925,280	5,944,210		5,944,210			7,054,840	Final AV 11.30.25	
	=	=		=			=		
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	10.960	17.000		17.000			17.000	Estimated Need	
Temporary Mill Levy Credit - Operations							(15.250)		
Mill Levy - Debt	4.290	6.250		6.250			5.250	8 mills originally projected	
<b>Total</b>	<b>15.250</b>	<b>23.250</b>		<b>23.250</b>			<b>7.000</b>		
Property Tax Revenue - Operations	53,981	101,052		101,052			12,346	AV * Mills/ 1,000 (Max \$200K +Growth)	
Property Tax Revenue - Debt	21,129	37,151		37,151			37,038	AV * Mills/ 1,000	
<b>Total</b>	<b>75,111</b>	<b>138,203</b>		<b>138,203</b>			<b>49,384</b>		
<b>OPERATIONS &amp; CAPITAL FEES</b>									
<b>Vacant Lot Fee Breakdown:</b>									
Operations Assessment	2,911	4,446		4,446			-	For unimproved properties-ops	
Capital / Debt Assessment	1,139	1,634		1,634			1,519	For unimproved properties-debt	
<b>Total Fee Per Vacant Lot</b>	<b>4,050</b>	<b>6,080</b>		<b>6,080</b>			<b>1,519</b>		
Add Average Property Tax Per Vacant Lot	\$296	\$562		\$562			\$176		
<b>Total Taxes &amp; Fees- Vacant Lot</b>	<b>\$4,346</b>	<b>\$6,642</b>		<b>\$6,642</b>			<b>1,695</b>	Approximate avg total per vacant lot	
<b>Average Property Tax Per Improved Lot</b>	<b>\$4,350</b>	<b>\$6,643</b>		<b>\$6,643</b>			<b>\$2,201</b>	Average of 19 properties	

Marabou Ranch Metropolitan District  
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<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	80,291	138,203	(0)	138,203	138,203	138,203	(0)	49,384	AV * Mills/ 1,000 (Max \$200K +Growth)
Specific Ownership Taxes	4,666	9,675	-	9,675	6,398	7,256	(859)	3,457	7.0% of Taxes
Maintenance Fees (Vacant Lot Operations)	139,728	200,070	-	200,070	200,070	200,070	-	-	43 Lots
Vacant Lot Fees- Capital/Debt	54,672	73,530	-	73,530	73,530	73,530	-	65,317	43 Lots
Interest	4,569	3,250	-	3,250	2,004	2,708	(705)	3,608	
Association Contributions	-	-	-	-	-	-	-	-	
Other Revenues	378	200	-	200	50	167	(117)	200	
<b>TOTAL REVENUE</b>	<b>284,304</b>	<b>424,928</b>	<b>(0)</b>	<b>424,928</b>	<b>420,254</b>	<b>421,934</b>	<b>(1,680)</b>	<b>121,966</b>	
<b>EXPENDITURES</b>									
Administration	74,090	99,902	22,090	77,812	54,475	87,372	32,897	33,100	See General Fund Detail
Operations	150,735	205,380	(5,508)	210,888	145,931	182,967	37,036	-	See General Fund Detail
Organizational Costs	-	-	-	-	-	-	-	-	
Debt Service	75,539	131,123	15,871	115,252	32,810	37,793	4,983	123,046	See Debt Service Fund
Capital Outlay	-	-	-	-	-	-	-	-	See Capital Fund
<b>TOTAL EXPENDITURES</b>	<b>300,364</b>	<b>436,405</b>	<b>32,453</b>	<b>403,952</b>	<b>233,216</b>	<b>308,132</b>	<b>74,916</b>	<b>156,147</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>(16,060)</b>	<b>(11,477)</b>	<b>32,453</b>	<b>20,976</b>	<b>187,038</b>	<b>113,802</b>	<b>73,235</b>	<b>(34,180)</b>	
<b>OTHER SOURCES / (USES)</b>									
Bond Proceeds	-	-	-	-	-	-	-	-	No Financed Projects Planned
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(16,060)</b>	<b>(11,477)</b>	<b>-</b>	<b>20,976</b>	<b>187,038</b>	<b>113,802</b>	<b>73,235</b>	<b>(34,180)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>174,908</b>	<b>159,231</b>	<b>(382)</b>	<b>158,849</b>	<b>158,849</b>	<b>159,231</b>	<b>(382)</b>	<b>179,825</b>	
<b>ENDING FUND BALANCE</b>	<b>158,849</b>	<b>147,754</b>	<b>32,071</b>	<b>179,825</b>	<b>345,886</b>	<b>273,033</b>	<b>72,853</b>	<b>145,644</b>	
<b>COMPONENTS OF FUND BALANCE:</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
Non-Spendable	3,060	3,500	-	3,500	-	-	-	4,746	Estimated Prepaid Insurance
Restricted for Emergencies	6,185	9,336	(0)	9,336	9,336	9,336	-	497	3% of General Fund Rev/Exp
Restricted for Debt Service	91,039	72,628	16,891	89,520	170,838	170,838	-	71,869	Per Debt Service Fund
Restricted for Capital Improvements	-	-	-	-	-	-	-	-	Per Capital Fund
Assigned For Following Year Budget Deficit	-	-	-	-	-	-	-	-	Assume Balanced Budget for 2026
Assigned for Capital Replacements	45,000	60,000	-	60,000	45,000	45,000	-	25,000	Assigned for Future Replacements
Unassigned	13,564	2,290	15,179	17,469	120,713	120,713	-	43,532	Remaining General Fund Dollars Available
<b>TOTAL ENDING FUND BALANCE</b>	<b>158,849</b>	<b>147,754</b>	<b>32,071</b>	<b>179,825</b>	<b>345,886</b>	<b>273,033</b>	<b>72,853</b>	<b>145,644</b>	
<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

Marabou Ranch Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
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	2024 Unaudited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	Budget Notes / Assumptions
<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property Taxes	55,886	101,052	(0)	101,051	101,051	101,052	(0)	12,346	AV * Mills/ 1,000 (Max \$200K +Growth)
Property Taxes - State Backfill	2,531	-	-	-	-	-	-	-	State Backfill of Lost Revenue - SB22-238
Specific Ownership Taxes	3,353	7,074	-	7,074	4,678	5,306	(628)	864	7.0% of Taxes
Maintenance Fees (Vacant Lot Operations)	139,728	200,070	-	200,070	200,070	200,070	-	-	43 Lots
Interest Income	4,305	2,800	-	2,800	1,796	2,333	(538)	3,161	-
Late Fees & Interest	-	-	-	-	-	-	-	-	Assume no delinquent accounts
Other Income (Estoppel Fees)	378	200	-	200	50	167	(117)	200	Based on 2025 forecast
<b>TOTAL REVENUE</b>	<b>206,181</b>	<b>311,196</b>	<b>(0)</b>	<b>311,195</b>	<b>307,645</b>	<b>308,927</b>	<b>(1,282)</b>	<b>16,571</b>	
<b>EXPENDITURES</b>									
<b>Administration</b>									
Accounting	28,701	26,250	-	26,250	19,411	23,100	3,689	12,500	Based on Reduced Activity
Audit	-	-	-	-	-	-	-	-	Exemption included in Accounting above
District Management	12,000	12,000	-	12,000	10,000	10,000	-	-	Operations moved back to Association
Election	-	15,000	12,994	2,006	2,006	15,000	12,994	-	No Election in 2026
Insurance & SDA Dues	3,650	13,210	9,098	4,112	4,112	13,210	9,099	4,520	2025 + 10% Inc
Legal	24,768	26,600	-	26,600	13,247	21,280	8,033	7,500	Assuming 1 board meeting/year
Water Rights- Legal & Engineering	-	-	-	-	-	-	-	-	Operations moved back to Association
Office Supplies & Misc Other	1,445	1,600	-	1,600	1,289	1,333	45	1,500	Bill.com fees & misc other
Credit Card Fees	365	500	-	500	269	417	148	-	Operations moved back to Association
Treasurer's Fees	1,753	3,032	(2)	3,034	3,034	3,032	(3)	370	3% of property taxes
Website	1,408	1,710	-	1,710	1,107	-	(1,107)	1,710	
Contingency	-	-	-	-	-	-	-	5,000	
<b>Total Administration</b>	<b>74,090</b>	<b>99,902</b>	<b>22,090</b>	<b>77,812</b>	<b>54,475</b>	<b>87,372</b>	<b>32,897</b>	<b>33,100</b>	
<b>Operations</b>									
Water System Maintenance	47,256	19,280	-	19,280	12,862	16,067	3,205	-	Operations moved back to Association
Road Maintenance	17,399	70,000	(27,008)	97,008	97,008	70,000	(27,008)	-	
Cattle Guard Maintenance	-	2,000	-	2,000	-	2,000	2,000	-	
Snow Removal	58,119	45,100	-	45,100	25,750	30,067	4,317	-	
Gate Maintenance	540	1,500	(7,500)	9,000	6,311	1,500	(4,811)	-	
Fence Maintenance	-	3,000	-	3,000	-	3,000	3,000	-	
Pond/Ditch/Irrigation Maintenance	-	4,000	-	4,000	-	4,000	4,000	-	
Riparian Improvement Maintenance	(90)	20,000	7,500	12,500	-	20,000	20,000	-	
Landscaping/Open Space Maintenance	-	500	(3,500)	4,000	4,000	500	(3,500)	-	
Trail Maintenance	4,000	10,000	-	10,000	-	10,000	10,000	-	
Sign Maintenance	23,512	5,000	-	5,000	-	5,000	5,000	-	
Contingency	-	25,000	25,000	-	-	20,833	20,833	-	Unforeseen needs
<b>Total Operations</b>	<b>150,735</b>	<b>205,380</b>	<b>(5,508)</b>	<b>210,888</b>	<b>145,931</b>	<b>182,967</b>	<b>37,036</b>	<b>-</b>	
<b>TOTAL EXPENDITURES</b>	<b>224,825</b>	<b>305,282</b>	<b>16,582</b>	<b>288,700</b>	<b>200,406</b>	<b>270,339</b>	<b>69,933</b>	<b>33,100</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>(18,644)</b>	<b>5,914</b>	<b>16,582</b>	<b>22,495</b>	<b>107,239</b>	<b>38,588</b>	<b>68,650</b>	<b>(16,530)</b>	Use carryover from 2024 to cover deficit
<b>OTHER SOURCES / (USES)</b>									
Association Advance (Repayment)	-	-	-	-	-	-	-	-	
Transfer from (to) Other Funds	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(18,644)</b>	<b>5,914</b>	<b>16,582</b>	<b>22,495</b>	<b>107,239</b>	<b>38,588</b>	<b>68,650</b>	<b>(16,530)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>86,454</b>	<b>69,212</b>	<b>(1,403)</b>	<b>67,810</b>	<b>67,810</b>	<b>69,212</b>	<b>(1,403)</b>	<b>90,305</b>	
<b>ENDING FUND BALANCE</b>	<b>67,810</b>	<b>75,126</b>	<b>15,179</b>	<b>90,305</b>	<b>175,048</b>	<b>107,801</b>	<b>67,248</b>	<b>73,775</b>	

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

Marabou Ranch Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Date Printed: 1/17/26

	2024 Unaudited Actual	2025 Adopted Budget	Variance Favorable (Unfavor)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Favorable (Unfavor)	2026 Adopted Budget	Budget Notes / Assumptions
<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>									
Property Taxes	21,875	37,151	-	37,151	37,151	37,151	(0)	37,038	AV * Mills/ 1,000
Specific Ownership Taxes	1,313	2,601	-	2,601	1,720	1,951	(231)	2,593	7.0% of Taxes
Vacant Lot Capital / Debt Fees	54,672	73,530	-	73,530	73,530	73,530	-	65,317	43 Lots
Interest Income	264	450	-	450	208	375	(167)	448	-
<b>TOTAL REVENUE</b>	<b>78,123</b>	<b>113,732</b>	<b>-</b>	<b>113,732</b>	<b>112,609</b>	<b>113,007</b>	<b>(398)</b>	<b>105,396</b>	
<b>EXPENDITURES</b>									
Bond Principal- Series A	33,000	35,000	-	35,000	-	-	-	36,000	Due 12/1 Per DS Amort Schedule
Bond Interest- Series A	33,283	56,137	7,613	48,524	24,254	28,069	3,814	46,315	6.31% Thru 12/29
Bond Principal- Series B	-	11,650	(4,076)	15,727	-	-	-	15,727	Due 12/1 Per DS Amort Schedule
Bond Interest- Series B	8,579	17,221	2,335	14,885	7,440	8,610	1,170	13,893	6.31% Thru 12/29
Treasurer's Fees	657	1,115	(1)	1,116	1,116	1,115	(1)	1,111	3% of Property Taxes
Bond Issuance Costs	-	-	-	-	-	-	-	-	
Contingency	20	10,000	10,000	-	-	-	-	10,000	Unforeseen Needs or Loan Draws
<b>TOTAL EXPENDITURES</b>	<b>75,539</b>	<b>131,123</b>	<b>15,871</b>	<b>115,252</b>	<b>32,810</b>	<b>37,793</b>	<b>4,983</b>	<b>123,046</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>2,584</b>	<b>(17,390)</b>	<b>15,871</b>	<b>(1,519)</b>	<b>79,799</b>	<b>75,214</b>	<b>4,585</b>	<b>(17,651)</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfer To Other Funds	-	-	-	-	-	-	-	-	None anticipated
Bond Proceeds- Series A	-	-	-	-	-	-	-	-	Series A fully drawn during 2020
Bond Proceeds- Series B	-	-	-	-	-	-	-	-	Series B Closed Dec 1, 2024
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>2,584</b>	<b>(17,390)</b>	<b>15,871</b>	<b>(1,519)</b>	<b>79,799</b>	<b>75,214</b>	<b>4,585</b>	<b>(17,651)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>88,455</b>	<b>90,018</b>	<b>1,021</b>	<b>91,039</b>	<b>91,039</b>	<b>90,018</b>	<b>1,021</b>	<b>89,520</b>	
<b>ENDING FUND BALANCE</b>	<b>91,039</b>	<b>72,628</b>	<b>16,891</b>	<b>89,520</b>	<b>170,838</b>	<b>165,232</b>	<b>5,606</b>	<b>71,869</b>	
<b>COMPONENTS OF FUND BALANCE:</b>									
Debt Service Reserve Fund	68,843	68,000	-	68,000	68,986			68,000	Required By Bond Covenants
Bond Payment Fund	22,196	4,628	16,891	21,520	101,851			3,869	
<b>TOTAL FUND BALANCE</b>	<b>91,039</b>	<b>72,628</b>	<b>16,891</b>	<b>89,520</b>	<b>170,838</b>			<b>71,869</b>	
	=	=	=	=	=	=	=	=	

Marabou Ranch Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

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<b>CAPITAL FUND</b>									
<b>REVENUE</b>									
Interest income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	-	
<b>EXPENDITURES</b>									
Bank & Credit Card Fees	-	-	-	-	-	-	-	-	
Association Repayment- Organizational Costs	-	-	-	-	-	-	-	-	
Capital- Roads	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Fencing	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Fire Mitigation	-	-	-	-	-	-	-	-	Not an allowed power per service plan
Capital- Riparian Improvement	-	-	-	-	-	-	-	-	No Projects Planned
Capital- Other / Contingency	-	-	-	-	-	-	-	-	No Projects Planned
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	-	-	
<b>REVENUE OVER / (UNDER) EXP</b>	-	-	-	-	-	-	-	-	
<b>OTHER SOURCES / (USES)</b>									
Transfer From Debt Service	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	-	-	-	-	-	-	-	-	
<b>CHANGE IN FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

**EXHIBIT B**  
**(2025 Audit Exemption)**

# Application for Exemption From Audit Long Form

## Instructions

**For local governments with either revenues or expenditures/expenses more than \$200,000 but not more than \$1,000,000**

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.), any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$1,000,000 for the year.

**Exemptions from audit are NOT automatic**

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Long Form must be a person skilled in governmental accounting.

**Read ALL instructions before completing and submitting this form**

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

### Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis**. Proprietary Activity should be reported on the **Cash or Budgetary Basis** — a budget to GAAP reconciliation is provided in Part 3B.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

**Postmark dates will not be accepted as proof of submission on or before the statutory deadline**

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the [LexisNexis Colorado portal](#).

## Checklist

- Has the preparer signed the application prior to board approval?
- Has the entity corrected all prior year deficiencies as communicated by the OSA?
- Has the application been **personally** reviewed and approved by the governing body?
- Are all sections on the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically?  Yes  No

- If yes, have you read and understood the Electronic Signature Policy? See policy in Part 11.

-- or --

- If yes, have you included a resolution?
  - Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?
  - Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)?  Yes  No

- If yes, does the application include **original ink signatures** from the **majority** of the governing body?

### Filing Methods

#### Web Portal (recommended)

[apps.leg.co.gov/osa/lq](https://apps.leg.co.gov/osa/lq)

For faster processing, the web portal should be used for submissions.

#### Mail

##### Office of the State Auditor

Local Government Audit Division  
1375 Sherman St., 5th Floor  
Denver, CO 80261-3000

Questions? Email: [osa.lg@coleg.gov](mailto:osa.lg@coleg.gov) Phone: 303-869-3000


### Contact Information

For the year ended 12/31/2025 or the fiscal year ended \_\_\_\_\_.

Name of government	Marabou Ranch Metropolitan District
Street address	28 2nd St., Unit 213
City, State, Zip	Edwards, CO 81632
Contact person	Jon Erickson
Phone	970-926-6060
Email	Jon@mwcpaa.com

### Certification of Preparer

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. The preparer must sign prior to board approval.

Name	Jon Erickson
Title	Principal/CPA
Firm name (if applicable)	Marchetti & Weaver, LLC
Address	28 2nd St., Unit 213, Edwards, CO 81632
Phone	970-926-6060
Relationship to entity	Outside Accountant- all major decisions made by Board of Directors
Preparer signature	Date prepared
	3/19/2026

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	<input type="radio"/> Yes	<input checked="" type="radio"/> No
If yes, enter date filed		

**Part 1: Financial Statements — Balance Sheet**

**Part 1A: Governmental Funds (Modified Accrual Basis) Table**

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B: Debt Service Fund

Fund C: \_\_\_\_\_

Fund D: \_\_\_\_\_

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	<b>Assets</b>				
1-1	Cash and Cash Equivalents	\$ 165,310	\$ 88,799		
1-2	Investments				
1-3	Receivables	\$ 0			
1-4	Due from Other Entities or Funds	\$ 543	\$ 200		
1-5	Property Tax Receivable	\$ 12,346	\$ 37,038		
1-6	All Other Assets:				
1-7	Lease Receivable (as Lessor)				
	Other (specify in lines 1-8 through 1-10)				
1-8	Prepaid Expenses	\$ 695			
1-9					
1-10					
1-11	<b>TOTAL ASSETS</b> (Add lines 1-1 through 1-10 )	\$ 178,894	\$ 126,037	\$ 0	\$ 0
	<b>Deferred Outflows of Resources</b> (specify in lines 1-12 and 1-13)				
1-12					
1-13					
1-14	<b>Total Deferred Outflows</b> (Add lines 1-12 through 1-13)	\$ 0	\$ 0	\$ 0	\$ 0
1-15	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b> (Add lines 1-11 and 1-14)	\$ 178,894	\$ 126,037	\$ 0	\$ 0

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	<b>Liabilities</b>				
1-16	Accounts Payable	\$ 6,758			
1-17	Accrued Payroll and Related Liabilities				
1-18	Unearned Revenue				
1-19	Due to Other Entities or Funds				
1-20	All Other Current Liabilities				
1-21	<b>TOTAL CURRENT LIABILITIES</b> (Add lines 1-16 through 1-20)	\$ 6,758	\$ 0	\$ 0	\$ 0
	<b>All Other Liabilities</b> (specify in lines 1-22 through 1-25)				
1-22					
1-23					
1-24					
1-25					
1-26	<b>TOTAL LIABILITIES</b> (Add lines 1-21 through 1-25)	\$ 6,758	\$ 0	\$ 0	\$ 0
	<b>Deferred Inflows of Resources</b>				
1-27	Deferred Property Taxes	\$ 12,346	\$ 37,038		
1-28	Lease related (as Lessor)				
1-29	<b>TOTAL DEFERRED INFLOWS</b> (Add lines 1-27 through 1-28)	\$ 12,346	\$ 37,038	\$ 0	\$ 0
	<b>Fund Balance</b>				
1-30	Nonspendable-Prepaid	\$ 695			
1-31	Nonspendable-Inventory				
1-32	Restricted	\$ 9,336	\$ 88,999		
1-33	Committed				
1-34	Assigned	\$ 45,000			
1-35	Unassigned	\$ 104,759			
1-36	<b>Total Fund Balance</b> (Add lines 1-30 through 1-35. This total should be the same as line 3-34)	\$ 159,790	\$ 88,999	\$ 0	\$ 0
1-37	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b> (Add lines 1-26, 1-29, and 1-36. This total should be the same as line 1-15)	\$ 178,894	\$ 126,037	\$ 0	\$ 0

**Part 1B: Proprietary/Fiduciary Funds Table**

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: \_\_\_\_\_  
 Fund B: \_\_\_\_\_  
 Fund C: \_\_\_\_\_  
 Fund D: \_\_\_\_\_

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	<b>Assets</b>				
1-38	Cash and Cash Equivalents				
1-39	Investments				
1-40	Receivables				
1-41	Due from Other Entities or Funds				
	Other Current Assets (specify in line 1-42)				
1-42					
1-43	<b>Total Current Assets</b> (Add lines 1-38 through 1-42)	\$ 0	\$ 0	\$ 0	\$ 0
1-44	Capital & Right-to-Use Assets, net (from Part 6, Capital & Right-to-Use Table)				
	Other Long Term Assets (specify in lines 1-45 through 1-47)				
1-45					
1-46					
1-47					
1-48	<b>TOTAL ASSETS</b> (Add lines 1-43 through 1-47)	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Deferred Outflows of Resources</b> (specify in lines 1-49 through 1-50)				
1-49					
1-50					
1-51	<b>Total Deferred Outflows</b> (Add lines 1-49 through 1-50)	\$ 0	\$ 0	\$ 0	\$ 0
1-52	<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b> (Add lines 1-48 and 1-51)	\$ 0	\$ 0	\$ 0	\$ 0

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	<b>Liabilities</b>				
1-53	Accounts Payable				
1-54	Accrued Payroll and Related Liabilities				
1-55	Accrued Interest Payable				
1-56	Due to Other Entities or Funds				
1-57	All Other Current Liabilities				
1-58	<b>TOTAL CURRENT LIABILITIES</b> (Add lines 1-53 through 1-57)	\$ 0	\$ 0	\$ 0	\$ 0
1-59	Proprietary Debt Outstanding (from Part 4, Debt Schedule Table)				
	Other (specify in lines 1-60 through 1-62)				
1-60					
1-61					
1-62					
1-63	<b>TOTAL LIABILITIES</b> (Add lines 1-58 through 1-62)	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Deferred Inflows of Resources</b>				
1-64	Pension/OPEB Related				
	Other (specify in line 1-65)				
1-65					
1-66	<b>TOTAL DEFERRED INFLOWS</b> (Add lines 1-64 through 1-65)	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Net Position</b>				
1-67	Net Investment in Capital and Right-to-Use Assets				
1-68	Emergency Reserves				
1-69	Other Designation/Reserves				
1-70	Restricted				
1-71	Undesignated/Unreserved/Unrestricted				
1-72	<b>Total Net Position</b> (Add lines 1-67 through 1-71. This total should be the same as 3-70.)	\$ 0	\$ 0	\$ 0	\$ 0
1-73	<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b> (Add lines 1-63, 1-66, and 1-72. This total should be the same as 1-52.)	\$ 0	\$ 0	\$ 0	\$ 0

**Part 1C: Comments or Additional Information**

Please use this space to provide explanation of any item in this section (optional).

Empty space for providing comments or additional information.

**Part 2: Financial Statements — Operating Statement — Revenues**

**Part 2A: Governmental Funds Table**

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B: Debt Service Fund

Fund C: \_\_\_\_\_

Fund D: \_\_\_\_\_

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
<b>Tax Revenue</b>					
2-1	Property (include mills levied in question 10-12)	\$ 101,051	\$ 37,151		
2-2	Specific Ownership	\$ 6,149	\$ 2,261		
2-3	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-4 through 2-6)				
2-4					
2-5					
2-6					
2-7	<b>TOTAL TAX REVENUE</b> (Add lines 2-1 through 2-6)	\$ 107,200	\$ 39,412	\$ 0	\$ 0
<b>Other Revenue Sources</b>					
2-8	Licenses and Permits				
2-9	Highway Users Tax Funds (HUTF)				
2-10	Conservation Trust Funds (Lottery)				
2-11	Community Development Block Grant				
2-12	Fire & Police Pension				
2-13	Grants				
2-14	Donations				
2-15	Charges for Sales and Services	\$ 200,070	\$ 73,530		
2-16	Rental Income				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
2-17	Fines and Forfeits				
2-18	Interest/Investment Income	\$ 2,436	\$ 249		
2-19	Tap Fees				
2-20	Proceeds from Sale of Capital Assets				
	Other (specify in lines 2-21 through 2-22)				
2-21	Estoppel Fees	\$ 100			
2-22					
2-23	<b>TOTAL REVENUES</b> (Add lines 2-7 through 2-22)	\$ 309,806	\$ 113,191	\$ 0	\$ 0
	<b>Other Financing Sources</b> (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-24	Debt Proceeds				
2-25	Lease Proceeds				
2-26	Developer Advances				
	Other (specify in line 2-27)				
2-27					
2-28	<b>Total Other Financing Sources</b> (Add lines 2-24 through 2-27)	\$ 0	\$ 0	\$ 0	\$ 0
2-29	<b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b> (Add lines 2-23 and 2-28)	\$ 309,806	\$ 113,191	\$ 0	\$ 0

**Part 2B: Proprietary/Fiduciary Funds Table**

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: \_\_\_\_\_

Fund B: \_\_\_\_\_

Fund C: \_\_\_\_\_

Fund D: \_\_\_\_\_

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
<b>Tax Revenue</b>					
2-30	Property (include mills levied in question 10-12)				
2-31	Specific Ownership				
2-32	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-33 through 2-36)				
2-33					
2-34					
2-35					
2-36	<b>TOTAL TAX REVENUE</b> (Add lines 2-30 through 2-35)	\$ 0	\$ 0	\$ 0	\$ 0
<b>Other Revenue Sources</b>					
2-37	Licenses and Permits				
2-38	Highway Users Tax Funds (HUTF)				
2-39	Conservation Trust Funds (Lottery)				
2-40	Community Development Block Grant				
2-41	Fire & Police Pension				
2-42	Grants				
2-43	Donations				
2-44	Charges for Sales and Services				
2-45	Rental Income				
2-46	Fines and Forfeits				
2-47	Interest/Investment Income				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
2-48	Tap Fees				
2-49	Proceeds from Sale of Capital Assets				
	All Other (specify in lines 2-50 through 2-51)				
2-50					
2-51					
2-52	<b>TOTAL REVENUES</b> (Add lines 2-36 through 2-51)	\$ 0	\$ 0	\$ 0	\$ 0
<b>Other Financing Sources</b> (should agree to Part 4, Debt Schedule Table, column 'issued during the year')					
2-53	Debt Proceeds				
2-54	Lease Proceeds				
2-55	Developer Advances				
	Other (specify in line 2-56)				
2-56					
2-57	<b>Total Other Financing Sources</b> (Add lines 2-53 through 2-56)	\$ 0	\$ 0	\$ 0	\$ 0
2-58	<b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b> (Add lines 2-52 and 2-57)	\$ 0	\$ 0	\$ 0	\$ 0

**Part 2C: Comments or Additional Information**

Please use this space to provide explanation of any item in this section (optional).

**Part 3: Financial Statements — Operating Statement — Expenditures/Expenses**

**Part 3A: Governmental Funds Table**

Enter the type of each governmental fund in the fields below.

**Fund A:** General Fund

**Fund B:** Debt Service Fund

**Fund C:** \_\_\_\_\_

**Fund D:** \_\_\_\_\_

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
<b>Expenditures</b>					
3-1	General Government	\$ 217,826	\$ 1,115		
3-2	Judicial				
3-3	Law Enforcement				
3-4	Fire				
3-5	Highways & Streets				
3-6	Solid Waste				
3-7	Contributions to Fire & Police Pension Association				
3-8	Health				
3-9	Culture and Recreation				
3-10	Transfers to other districts				
	Other (specify in lines 3-11 through 3-13)				
3-11					
3-12					
3-13					
3-14	Capital Outlay				
<b>Debt Service</b>					
3-15	Principal (from Part 4, Debt Schedule Table)		\$ 50,727		
3-16	Interest		\$ 63,389		

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
3-17	Bond Issuance Costs				
3-18	Developer Principal Repayments (from Part 4, Debt Schedule Table)				
3-19	Developer Interest Repayments				
	All Other (specify in lines 3-20 through 3-22)				
3-20					
3-21					
3-22					
3-23	<b>TOTAL EXPENDITURES</b> (Add lines 3-1 through 3-22)	\$ 217,826	\$ 115,231	\$ 0	\$ 0
	<b>Transfers and Other Expenditures</b>				
3-24	Interfund Transfers (In)				
3-25	Interfund Transfers (Out)				
	Other Expenditures (Revenues) (Specify in lines 3-26 through 3-28.)				
3-26					
3-27					
3-28					
3-29	<b>Total Transfers and Other Expenditures</b> (Add lines 3-24 through 3-28)	\$ 0	\$ 0	\$ 0	\$ 0
3-30	<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES</b> (line 2-29 less line 3-23 less line 3-29)	\$ 91,980	-\$ 2,040	\$ 0	\$ 0
3-31	Fund Balance, January 1 from December 31 prior year report	\$ 67,810	\$ 91,039		
3-32	Prior Period Adjustment (MUST explain in line 3-33)				
3-33					
3-34	<b>FUND BALANCE, DECEMBER 31</b> (Add lines 3-30, 3-31, and 3-32. Should match line 1-36.)	\$ 159,790	\$ 88,999	\$ 0	\$ 0

**Part 3B: Proprietary/Fiduciary Funds Table**

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: \_\_\_\_\_

Fund B: \_\_\_\_\_

Fund C: \_\_\_\_\_

Fund D: \_\_\_\_\_

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	<b>Expenses</b>				
3-35	General Operating and Administrative				
3-36	Salaries				
3-37	Payroll Taxes				
3-38	Contract Services				
3-39	Employee Benefits				
3-40	Insurance				
3-41	Accounting and Legal Fees				
3-42	Repair and Maintenance				
3-43	Supplies				
3-44	Utilities				
3-45	Contributions to Fire & Police Pension Association				
	Other (specify in lines 3-46 through 3-47)				
3-46					
3-47					
3-48	Capital Outlay				
	<b>Debt Service</b>				
3-49	Principal (should match amount in Part 4, Debt Schedule Table)				
3-50	Interest				
3-51	Bond Issuance Costs				
3-52	Developer Principal Repayments				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
3-53	Developer Interest Repayments				
	All Other (specify in lines 3-54 through 3-57)				
3-54					
3-55					
3-56					
3-57					
3-58	<b>TOTAL EXPENSES</b> (Add lines 3-35 through 3-57)	\$ 0	\$ 0	\$ 0	\$ 0
	<b>GAAP Reconciling Items</b>				
3-59	Net Interfund Transfers (In) Out				
	Other (specify in line 3-60. Enter negative for expense.)				
3-60					
3-61	Depreciation/Amortization				
3-62	Other Financing Sources (from line 2-57)				
3-63	Capital Outlay (from line 3-48)				
3-64	Debt Principal (from line 3-49, 3-52)				
3-65	<b>Total GAAP Reconciling Items</b> (Add lines 3-60, 3-63, and 3-64, subtract lines 3-61 and 3-62)	\$ 0	\$ 0	\$ 0	\$ 0
3-66	<b>NET INCREASE (DECREASE) IN NET POSITION</b> (Line 2-58, less line 3-58, plus line 3-65, less line 3-59)	\$ 0	\$ 0	\$ 0	\$ 0
3-67	Net Position, January 1 from December 31 prior year report				
3-68	Prior Period Adjustment (MUST explain in line 3-69)				
3-69					
3-70	<b>NET POSITION, DECEMBER 31</b> (Add lines 3-66, 3-67, and 3-68. Should match line 1-72.)	\$ 0	\$ 0	\$ 0	\$ 0

**Part 3C: Grand Total of Revenues and Expenditures/Expenses**

Line	Description	Total
<b>Total Revenues per Fund</b>		
3-71	General Fund	\$ 309,806
3-72	Debt Service Fund	\$ 113,191
3-73		\$ 0
3-74		\$ 0
3-75	<b>Governmental Funds</b> (Add lines 3-71 through 3-74)	\$ 422,997
3-76		\$ 0
3-77		\$ 0
3-78		\$ 0
3-79		\$ 0
3-80	<b>Proprietary/Fiduciary Funds</b> (Add lines 3-76 through 3-79)	\$ 0
3-81	<b>GRAND TOTAL REVENUES (ALL FUNDS)</b> (Add lines 3-75 and 3-80)	\$ 422,997
<b>Total Expenditures/Expenses per Fund</b>		
3-82	General Fund	\$ 217,826
3-83	Debt Service Fund	\$ 115,231
3-84		\$ 0
3-85		\$ 0
3-86	<b>Governmental Funds</b> (Add lines 3-82 through 3-85)	\$ 333,057
3-87		\$ 0
3-88		\$ 0
3-89		\$ 0
3-90		\$ 0
3-91	<b>Proprietary/Fiduciary Funds</b> (Add lines 3-87 through 3-90)	\$ 0
3-92	<b>GRAND TOTAL EXPENDITURES/EXPENSES (ALL FUNDS)</b> (Add lines 3-86 and 3-91)	\$ 333,057

**IF EITHER GRAND TOTAL REVENUES OR EXPENDITURES/EXPENSES FOR ALL FUNDS IS GREATER THAN \$1,000,000 — STOP.**

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at 303-869-3000 for assistance.

**Part 3D: Comments or Additional Information**

---

Please use the space below to provide any additional information (optional).

**Part 4: Debt Outstanding, Issued, and Retired**

<b>4-1</b>	Does the entity have outstanding debt?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>4-2</b>	If no, skip to line 4-15. If yes, please attach a copy of the entity's debt repayment schedule.		
<b>4-3</b>	Is the debt repayment schedule attached?	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes <input type="radio"/> No
<b>4-4</b>	If no, MUST explain below.		
<b>4-5</b>	Is the entity current in its debt service payments?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>4-6</b>	If no, MUST explain below.		
<b>4-7</b>	If no, also indicate if the government is in default with its bond agreements.	<input type="radio"/> Yes	<input type="radio"/> No

**Debt Schedule Table**

Please complete the following debt schedule, if applicable.  
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Outstanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
<b>4-8</b>	General Obligation Bonds	\$ 1,004,900		\$ 50,727	\$ 954,173
<b>4-9</b>	Revenue Bonds				\$ 0
<b>4-10</b>	Notes/Loans				\$ 0
<b>4-11</b>	Lease and SBITA** Liabilities (GASB 87 & 96)				\$ 0
<b>4-12</b>	Developer Advances				\$ 0
	Other (specify in line 4-13)				
<b>4-13</b>					\$ 0
<b>4-14</b>	<b>TOTAL</b> (Add lines 4-8 through 4-13)	\$ 1,004,900	\$ 0	\$ 50,727	\$ 954,173

\*Must agree to prior year-end balance  
\*\*Subscription-Based Information Technology Arrangements

Comments (optional)

<b>4-15</b>	Does the entity have any authorized but unissued debt as of its fiscal year-end?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>4-16</b>	If yes, how much?	\$ 13,244,100	
<b>4-17</b>	Date the debt was authorized	11/6/2018	
<b>4-18</b>	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>4-19</b>	If yes, how much?	\$ 3,094,100	
<b>4-20</b>	Date of the most recent Service Plan	11/6/2018	
<b>4-21</b>	Does the entity intend to issue debt within the next calendar year?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>4-22</b>	If yes, how much?		
<b>4-23</b>	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>4-24</b>	If yes, what is the amount outstanding?		
<b>4-25</b>	Does the entity have any lease agreements?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>4-26</b>	If yes, what is being leased?		
<b>4-27</b>	What is the original date of the lease?		
<b>4-28</b>	Number of years of lease?		
<b>4-29</b>	Is the lease subject to annual appropriation?	<input type="radio"/> Yes	<input type="radio"/> No
<b>4-30</b>	What are the annual lease payments?		

Please use the space below to provide any additional information (optional).

## Part 5: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
5-1	Year-end Total of all Checking and Savings Accounts	\$ 135,985
5-2	Certificates of Deposit	
5-3	<b>TOTAL CASH DEPOSITS</b> (Add lines 5-1 and 5-2)	\$ 135,985
<b>Investments</b> (Specify in lines 5-4 through 5-8. If investment is a mutual fund, please list underlying investment.)		
5-4	ColoTrust	\$ 118,124
5-5		
5-6		
5-7		
5-8		
5-9	<b>Total Investments</b> (Add lines 5-4 through 5-8)	\$ 118,124
5-10	<b>TOTAL CASH AND INVESTMENTS</b> (Add lines 5-3 and 5-9)	\$ 254,109

5-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No
5-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		<input checked="" type="radio"/> Yes	<input type="radio"/> No
5-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

## Part 6: Capital and Right-to-Use Assets

<b>6-1</b>	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 6.)	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>6-2</b>	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>6-3</b>	If no, MUST explain below.		

### Capital and Right-to-Use Assets Table for Governmental Funds

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
<b>6-4</b>	Land				\$ 0
<b>6-5</b>	Buildings				\$ 0
<b>6-6</b>	Machinery and Equipment				\$ 0
<b>6-7</b>	Furniture and Fixtures				\$ 0
<b>6-8</b>	Infrastructure				\$ 0
<b>6-9</b>	Construction In Progress (CIP)				\$ 0
<b>6-10</b>	Leased & SBITA Right-to-Use Assets				\$ 0
<b>6-11</b>	Intangible Assets				\$ 0
	Other (explain in line 6-12)				
<b>6-12</b>	Land Improvements	\$ 785,213			\$ 785,213
<b>6-13</b>	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				\$ 0
<b>6-14</b>	Accumulated Depreciation (Enter a negative or credit balance)	-\$ 195,494	-\$ 57,989		-\$ 253,483
<b>6-15</b>	<b>TOTAL</b> (Add lines 6-4 through 6-14)	\$ 589,719	-\$ 57,989	\$ 0	\$ 531,730

\*Must agree to prior year-end balance.

\*\*Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

### Capital and Right-to-Use Assets Table for Proprietary Funds

Please complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS.

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-16	Land				\$ 0
6-17	Buildings				\$ 0
6-18	Machinery and Equipment				\$ 0
6-19	Furniture and Fixtures				\$ 0
6-20	Infrastructure				\$ 0
6-21	Construction In Progress (CIP)				\$ 0
6-22	Leased & SBITA Right-to-Use Assets				\$ 0
6-23	Intangible Assets				\$ 0
	Other (explain in line 6-24)				
6-24					\$ 0
6-25	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				\$ 0
6-26	Accumulated Depreciation (Enter a negative or credit balance)				\$ 0
6-27	<b>TOTAL</b> (Add lines 6-16 through 6-26)	\$ 0	\$ 0	\$ 0	\$ 0

\*Must agree to prior year-end balance.

\*\*Generally capital asset additions should be reported as capital outlay on line 3-48 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

## Part 7: Pension Information

<b>7-1</b>	Does the entity have an "old hire" firefighters' pension plan?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>7-2</b>	Does the entity have a volunteer firefighters' pension plan?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>7-3</b>	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 7-4 through 7-6.		
<b>7-4</b>	Tax (property, specific ownership, sales, etc.)		
<b>7-5</b>	State contribution amount		
<b>7-6</b>	Other (gifts, donations, etc.)		
<b>7-7</b>	<b>TOTAL</b> (Add lines 7-4 through 7-6)		\$ 0
<b>7-8</b>	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

## Part 8: Budget Information

<b>8-1</b>	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>8-2</b>	If no, MUST explain below.			
<b>8-3</b>	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>8-4</b>	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

### Appropriation Amount by Fund

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported. Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
<b>8-5</b>	General Fund	\$ 305,282
<b>8-6</b>	Debt Service Fund	\$ 131,123
<b>8-7</b>		
<b>8-8</b>		
<b>8-9</b>		

Please use the space below to provide any additional information (optional).

**Part 9: Taxpayer's Bill of Rights (TABOR)**

<b>9-1</b>	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>9-2</b>	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

## Part 10: General Information

10-1	Is this application for a newly formed governmental entity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
10-2	If yes, what was the date of formation		
10-3	Has the entity changed its name in the past or current year?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
10-4	If yes, please list the NEW name below.		
10-5	If yes, please list the PRIOR name below.		
10-6	Is the entity a metropolitan district?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
10-7	Please indicate what services the entity provides below.		
10-8	Does the entity have an agreement with another government to provide services?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
10-9	If yes, list the name of the other governmental entity and the services provided below.		
10-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	<input type="radio"/> Yes	<input checked="" type="radio"/> No
10-11	If yes, what was the date filed		
10-12	Does the entity have a certified mill levy?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
	If yes, please provide the following mills levied for the year reported (do not report dollar amounts).		
10-13	Bond redemption mills	6.250	
10-14	General/other mills	17.000	
10-15	<b>TOTAL MILLS</b> (Add lines 10-13 through 10-14.)	23.250	
10-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes <input type="radio"/> No
10-17	If no, please explain below.		

Please use the space below to provide any additional information (optional).

## Part 11: Governing Body Approval

11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
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### Office of the State Auditor — Local Government Division Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

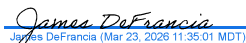



- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

- 1) Submit the application in hard copy via U.S. Mail, including original signatures.
- 2) Submit the application electronically via email and either:
  - a. include a copy of an adopted resolution that documents formal approval by the board; or
  - b. include electronic signatures obtained through a software program such as DocuSign or Echosign, in accordance with the requirements noted above.

## Governing Body Signatures

Print or type the names of all members of current governing body below.  
A majority of the members of the governing body must sign below.

<b>Board Member 1</b>		
Board member's name	James DeFrancia	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 <small>James DeFrancia (Mar 23, 2026 11:35:01 MDT)</small>	03/23/2026
<b>Board Member 2</b>		
Board member's name	Rudi Fronk	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 <small>Rudi Fronk (Mar 23, 2026 11:30:09 MDT)</small>	03/23/2026
<b>Board Member 3</b>		
Board member's name	Teresa Van Orden	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 <small>Teresa VanOrden (Mar 24, 2026 07:24:17 MDT)</small>	03/24/2026
<b>Board Member 4</b>		
Board member's name	David Blandford	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
	 <small>David Blandford (Mar 23, 2026 14:22:08 MDT)</small>	03/23/2026
<b>Board Member 5</b>		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
<b>Board Member 6</b>		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
<b>Board Member 7</b>		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

**Amortization Schedule- Series A**

	Principal		6/1 & 12/1		Remaining
	Draws	Payments (Due 12/1)	Interest Payments	Total Payments	Balance
2019	800,000	-	-	-	800,000
2020	120,000	25,000	41,588	66,588	895,000
2021	-	30,000	37,143	67,143	865,000
2022	-	31,000	35,898	66,898	834,000
2023	-	32,000	34,611	66,611	802,000
2024	-	33,000	33,283	66,283	769,000
2025	-	35,000	48,524	83,524	734,000
2026	-	36,000	46,315	82,315	698,000
2027	-	38,000	44,044	82,044	660,000
2028	-	39,000	41,646	80,646	621,000
2029	-	41,000	39,185	80,185	580,000
2030	-	43,000	24,070	67,070	537,000
2031	-	44,000	22,286	66,286	493,000
2032	-	46,000	20,460	66,460	447,000
2033	-	48,000	18,551	66,551	399,000
2034	-	50,000	16,559	66,559	349,000
2035	-	52,000	14,484	66,484	297,000
2036	-	54,000	12,326	66,326	243,000
2037	-	57,000	10,085	67,085	186,000
2038	-	59,000	7,719	66,719	127,000
2039	-	59,000	5,271	64,271	68,000
2039- Reserve Fund	-	68,000	-	68,000	-
<b>TOTAL</b>	<b>920,000</b>	<b>920,000</b>	<b>554,043</b>	<b>1,474,043</b>	

**Amortization Schedule- Series B**

	Principal		6/1 & 12/1		Remaining
	Draws	Payments (Due 12/1)	Interest Payments	Total Payments	Balance
2019	-	-	-	-	-
2020	95,900	-	1,310	1,310	95,900
2021	-	-	3,980	3,980	95,900
2022	-	-	3,980	3,980	95,900
2023	140,000	-	6,885	6,885	235,900
2024	-	-	9,790	9,790	235,900
2025	-	15,727	14,880	30,607	220,173
2026	-	15,727	13,893	29,620	204,446
2027	-	15,727	12,901	28,628	188,719
2028	-	15,727	11,908	27,635	172,992
2029	-	15,727	10,916	26,643	157,265
2030	-	15,727	6,527	22,254	141,538
2031	-	15,727	5,874	21,601	125,811
2032	-	15,727	5,221	20,948	110,084
2033	-	15,727	4,568	20,295	94,357
2034	-	15,727	3,916	19,643	78,630
2035	-	15,727	3,263	18,990	62,903
2036	-	15,727	2,610	18,337	47,176
2037	-	15,727	1,958	17,685	31,449
2038	-	15,727	1,305	17,032	15,722
2039	-	15,722	652	16,374	0
2039- Reserve Fund	-	-	0	0	0
<b>TOTAL</b>	<b>235,900</b>	<b>235,900</b>	<b>126,337</b>	<b>362,237</b>	












# MRMD 2025 Audit Exemption (Unexecuted)


Final Audit Report

2026-03-24

Created:	2026-03-23
By:	Karolina Sosnowka (karolina@mwcpaa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE3kySm9caj2nWEQALbBP88fGZ4HIXJgt

## "MRMD 2025 Audit Exemption (Unexecuted)" History


-  Document created by Karolina Sosnowka (karolina@mwcpaa.com)  
2026-03-23 - 5:13:23 PM GMT
-  Document emailed to Rudi Fronk (rudi@thefronkfamily.com) for signature  
2026-03-23 - 5:13:37 PM GMT
-  Document emailed to Teresa VanOrden (teresavorden@gmail.com) for signature  
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-  Document emailed to David Blandford (andeleenergy@gmail.com) for signature  
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-  Document e-signed by Rudi Fronk (rudi@thefronkfamily.com)  
Signature Date: 2026-03-23 - 5:30:09 PM GMT - Time Source: server
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2026-03-23 - 5:33:33 PM GMT
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2026-03-24 - 1:21:14 PM GMT

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Signature Date: 2026-03-24 - 1:24:17 PM GMT - Time Source: server

 Agreement completed.

2026-03-24 - 1:24:17 PM GMT