

# NOTICE OF BUDGET

(Pursuant to 29-1-106, C.R.S.)

NOTICE is hereby given that the proposed budgets have been submitted to the **EL RANCHO FLORIDA METROPOLITAN DISTRICT** for the ensuing year of 2025 and the Amended 2024 Budget; a copy of such proposed budgets have been filed in the office of the **EL RANCHO FLORIDA METROPOLITAN DISTRICT**, where the same is open for public inspection; such proposed budget will be considered at the Special meeting of the Board of Directors to be held at 755 East Second Avenue, Suite OD, Durango, Colorado on December 4, 2024 at 6:00 PM.

Any interested elector of the **EL RANCHO FLORIDA METROPOLITAN DISTRICT** may inspect the proposed budgets and file or register any objections thereto at any time prior to the final adoption of the budgets.

Residents of the district have been e-mailed a copy of the proposed budgets in advance of the meeting for their review on November 26, 2024.

Published: 11/26/24

By: Marsha Moreland, Budget Officer



EL RANCHO FLORIDA METROPOLITAN DISTRICT  
P.O. BOX 968  
BAYFIELD, COLORADO 81122  
970-749-2682

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Property owners and residents of El Rancho Florida Metropolitan District:

Included in this letter is the 'Condensed' Budget for 2025 for the District as it relates to the water system, roads and common areas' general operation and capital expenditures. You may read the full version on the website: [elflorida.org](http://elflorida.org) Over the past 16 years the District has upgraded the water system due to a 'classification' change by the Colorado Department of Health. That change has caused expenditures in excess of \$2.5 million in system wide improvements to the domestic water system. Those improvements were paid for thru the 'Capital Reserve' fund of the Enterprise Fund (Water Fund), a loan thru CWAPA (Colorado Water and Power Authority to be paid off on 5/1/32) and Grant money that the District qualified for thru DOLA (Department of Local Affairs). The loan was a 'voter approved' loan in 2008 for those improvements. The District has also completed the 'tie-in' to La Plata Archuleta Water District on CR 510, in 2023, that is an 'emergency backup tap' should the District ever need to use it in drought conditions. There is an intergovernmental agreement between the District and La Plata Archuleta Water District on emergency use of the tap.

Now that the improvements are completed, the District's reserves have dwindled to the point the District needs to focus on rebuilding those reserves for future replacement and depreciation of the water system. There are no large capital improvements budgeted for in 2025. Maintenance of the inside of the water storage tank is pertinent to the operation of the water system and the state requires it to be cleaned every 3 years.

The District did an extensive amount of road work in 2024 on culverts and gravel placement. A fee increase was imposed of \$20/mo. in the capital assessment for the Road Reserve to help build up the reserve for future improvements. Of the \$160/mo. base fee billed from the District monthly, 26% of \$140 is for the General Fund O&M plus the \$20/mo. increase for the road reserve. This upcoming year the board will be focusing on cleaning the infiltration gallery line allowing more ground water to come into the water system. In 2024 the District had purchased water from La Plata Archuleta Water District to supplement the District's system. The cleaning of the infiltration line from the source to the pump house is necessary annually now to keep a good flow or water coming into the system. Cleaning the infiltration line is over \$8,000 plus maintaining a supply of filters for the system to meet the criteria of the State requirements is vital.

The fees from the Metropolitan District are increasing to \$185 a month which still includes 10,000 gallons of water. The conservation rate will remain in effect. The conservation rate is posted on the website: [e11orida.org](http://e11orida.org)

The mill levy for 2025 will increase to 22.324 mills. That is an increase of approximately 2.381 mills over 2024's rate.

The Board will have a Budget Hearing on December 4, 2024, at 6:00 PM. You are welcomed to attend. The District has also emailed that notice out to the residents of the subdivision with that information.

You may direct any questions to the Board Members (attached list) or Marsha at 749-2682.

The location of the Budget Hearing will at 755 E. Second Ave., Ste. OD, downstairs on the right.





EL RANCHO FLORIDA METROPOLITAN DOSTROCT  
2023-2024 BUDGET

	A	B	C	D	E	F	G	H	I	J
34			AMENDED		ADOPTED			AMENDED		Page 2
35			12/31/2023		2024		10/31/2024	12/31/2024		2025
36	<b>ADMINISTRATION:</b>		EST. YR END		BUDGET		ACTUALS	YR END ESTIMATE		PROPOSED
37	Website		\$275.00		\$500.00		\$0.00	\$500.00		\$500.00
38	Audit/Audit Exemption		\$3,250.00		\$3,350.00		\$3,500.00	\$3,500.00		\$4,500.00
39	Data Process/ Cr Card Fees/Billing Cards		\$4,300.00		\$4,300.00		\$3,583.00	\$4,500.00		\$4,300.00
40	Payroll - Admin (3.5% Inc.)		\$42,368.04		\$43,850.92		\$29,233.92	\$45,385.00		\$30,257.00
41	Payroll Service		\$1,500.00		\$1,550.00		\$1,058.00	\$1,308.00		\$1,600.00
42	Payroll Taxes (15%)		\$6,643.83		\$6,577.50		\$5,054.63	\$6,808.00		\$7,564.00
43	Directors Expense		\$0.00		\$0.00		\$0.00	\$600.00		\$0.00
44	Advertising		\$100.00		\$125.00		\$0.00	\$100.00		\$100.00
45	Insurance: Liability, Directors, W/C, Auto		\$12,427.50		\$13,700.00		\$0.00	\$14,000.00		\$14,500.00
46	Legal/Water Rights		\$1,000.00		\$1,000.00		\$1,393.50	\$1,400.00		\$1,000.00
47	Copies		\$200.00		\$300.00		\$250.00	\$300.00		\$300.00
48	Office Rent (\$368.66 /Mo.)		\$4,513.08		\$4,648.00		\$3,800.00	\$4,580.00		\$4,704.00
49	Office Supplies		\$250.00		\$300.00		\$405.00	\$486.00		\$500.00
50	Postage		\$1200.00		\$1,200.00		\$675.00	\$835.00		\$1,200.00
51	Mileage		\$300.00		\$550.00		\$270.00	\$550.00		\$550.00
52	Misc/Liens/Taxes-Proj. Water/Dues		\$400.00		\$400.00		\$392.68	\$400.00		\$400.00
53	Election Expense		\$66.00		\$0.00		\$0.00	\$0.00		\$500.00
54	Administration Total:		\$78,793.45		\$82,351.42		\$49,615.73	\$85,252.00		\$72,475.00
55	<b>ENTERPRISE FUND: SOURCE OF SUPPLY</b>									
56	LaPlata Archuleta Water Purchased						\$1,772.00	\$1,772.00		\$2,000.00
57	R& M (25 Gal/min.Pump/Pmp.Hse.)scaida		\$6,000.00		\$6,000.00		\$11,779.00	\$12,000.00		\$3,000.00
58	Utilities: Electric,Auto Dialer (7%)		\$7,500.00		\$7,700.00		\$4,704.40	\$5,650.00		\$7,700.00
59	Tank Inspection (2025)		\$0.00		\$0.00		\$0.00	\$0.00		\$15,000.00
60	Payroll - Operations Contract (3.5%Inc.)		\$31,911.84		\$32,900.00		\$22,019.12	\$32,900.00		\$34,051.00
61	Payrol - Taxes (15%)		\$5,500.00		\$5,000.00		\$4,112.56	\$4,935.00		\$5,750.00
62	Testing & State Compliance (Lead & Copper)		\$1,037.00		\$2,200.00		\$1,351.60	\$1,892.00		\$2,200.00

EL RANCHO FLORIDA METROPOLITAN DISTRICT  
2023-2024 BUDGET

	A	B	C	D	E	F	G	H	I	J
63	Supplies/Testing Equipment		\$2,000.00		\$2,000.00		\$3,712.43	\$4,455.00		\$5,000.00
64	Webhosting - DSL		\$225.00		\$225.00		\$265.00	\$265.00		\$285.00
65	Source of Supply Total:		\$54,173.84		\$56,025.00		\$49,716.11	\$63,869.00		\$74,986.00
66										
67										
68										
69			AMENDED		ADOPTED			AMENDED	Page 3	
70	ENTERPRISE FUND		12/31/2023		2024		10/31/2024	12/31/2024	2025	
71	EXPENSES, Cont.:		EST. YR END		BUDGET		ACTUALS	YR END ESTIMATED	PROPOSED	
72										
73	ENTERPRISE FUND: TREATMENT									
74	Chemicals		\$1,500.00		\$3,000.00		\$828.61	\$2,000.00		\$3,000.00
75	R & M(Clorinator/Parts & Filtration Media)		6,136.34		\$4,500.00		\$2,238.20	\$12,360.00		\$8,000.00
76	Treatment Total:		\$7,636.34		\$7,500.00		\$3,066.81	\$14,360.00		\$11,000.00
77										
78	ENTERPRISE FUND: DISTRIBUTION SYS.									
79	Line Repairs / Pumps Replacement.		\$4,000.00		\$4,000.00		\$0.00	\$0.00		\$4,000.00
80	Services / Meter Replacement Project		\$5,000.00		\$5,000.00		\$5,956.80	\$5,956.80		\$6,000.00
81										
82	Distribution System Total:		\$9,000.00		\$9,000.00		\$5,956.80	\$5,956.80		\$10,000.00
83										
84	ENTERPRISE FUND: OTHER									
85	Senior Prop. Tax Exemptions		\$3,900.00		\$3,900.00		\$2,405.17	\$2,500.00		\$3,900.00
86	Treasurer's Fees (6% of Taxes)		\$5,505.86		\$7,000.00		\$2,300.81	\$5,000.00		\$6,000.00
87	Other Total		\$9,405.86		\$10,900.00		\$4,705.98	\$7,500.00		\$9,900.00
88										
89	ENTERPRISE FUND TOTAL:		\$159,009.49		\$165,776.42		\$113,061.43	\$170,981.00		\$178,361.00
90	DEBT SERVICE:									
91	Annual CWAPA Loan Pmt.									
92										

Pay Off: 05/01/32

EL RANCHO FLORIDA METROPOLITAN DISTRICT  
2023-2024 BUDGET

	A	B	C	D	E	F	G	H	I	J
93	Principal		\$72,173.51		\$73,624.19		\$73,624.19			\$74,730.78
94	Interest		\$14,586.15		\$13,135.47		\$13,135.47			\$11,655.63
95	CWAPA LoanTotal:		\$86,759.66		\$86,759.66		\$86,759.66			\$86,759.66
96	DEBT SERVICE TOTAL:		\$86,759.66		\$86,759.66		\$86,759.66			\$86,759.66
97										
98										
99										
100										
101										
102										
103										
104										
105	ENTERPRISE FUND									
106	EXPENSES, Cont.:									
107										
108	ENTERPRISE FUND: CAPITAL IMPROVEMENTS									
109										
110	Tie In w/La Plata Archuleta(Exercise annually)		\$0.00		\$1,000.00		\$1,000.00			\$1,000.00
111	Ph. 3 -Sys. Distrib. Lines Imprv.Completion		\$0.00		\$0.00		\$0.00			\$0.00
112	System Distribution /Hydrant-Oxford Pl.		\$0.00		\$0.00		\$0.00			\$6,000.00
113	Meter Replacement Project - 20 Mtrs./yr.		\$1,000.00		\$600.00		\$0.00			\$1,000.00
114	CAPITAL IMPROVEMENTS TOTAL:		\$1,000.00		\$1,600.00		\$1,000.00			\$8,000.00
115										
116										
117	ENTERPRISE FUND TOTAL EXPENSES:									
118	TOTAL EXPECTED REVENUES:		\$220,726.95		\$226,736.08		\$187,091.50			\$242,220.66
119			\$247,784.00		\$227,431.60		\$194,147.57			\$308,285.00
120	Difference Btw. Revenue & Expenses:		\$27,057.05		\$695.52		\$7,056.07			\$66,064.34
121										



EL RANCHO FLORIDA METROPOLITAN DOSTROCT  
2023-2024 BUDGET

	A	B	C	D	E	F	G	H	I	J
122										
123	Sub-Total Enterprise Fund:		\$220,726.95		\$226,736.08		\$187,091.50	\$264,697.46		\$242,220.66
124										
125										
126	Ending Balance Enterprise Fund:		\$546,372.71		\$652,474.03		\$679,758.63	\$629,636.70		\$732,063.37
127	Emergency Reserve		\$2,161.41		\$2,161.41		\$2,161.41	\$2,161.41		\$2,161.41
128										
129	TOTAL ENTERPRISE FUND APPRO:		\$769,261.07		\$881,371.52		\$869,011.54	\$896,495.57		\$976,445.44
130										
131										
132										
133										
134										
135										
136										
137										
138										
139										
140										
141	GENERAL FUND: (2025)									
142										
143	REVENUES: (25%)									
144	BEGINNING BALANCES:									
145										
146	Operation & Maintenance		\$219,861.00		\$140,966.03		\$92,251.46	\$92,251.46		\$351,000.00
147	Road Improvmt. Fund		\$80,904.60		\$163,399.00		\$147,599.88	\$147,599.88		\$163,399.00
148	Sub-Total:		\$300,765.60		\$304,365.03		\$239,851.34	\$239,851.34		\$514,399.00
149										
150	OPERATING INCOME: (25 % of \$175/mo.)									
151	User Fees (\$43.75/mo.x129 lots.)		\$38,235.60		\$38,235.60		\$31,863.00	\$38,235.60		\$67,725.00



EL RANCHO FLORIDA METROPOLITAN DISTRICT  
2023-2024 BUDGET

A	B	C	D	E	F	G	H	I	J
		AMENDED 12/31/2023		ADOPTED 2024		10/31/2024	AMENDED 12/31/24		Page 6
		EST. YR END		BUDGET		ACTUALS	YR END ESTIMATED		2025
161									PROPOSED
162									
163	<b>GENERAL FUND EXPENSES:</b>								
164	Payroll - (40hrs. -3 emp.)	\$20,000.00		\$35,000.00		\$2,916.67	\$35,000.00		\$35,000.00
165	Payroll - Taxes (15%) (3 emp.)	\$3,000.00		\$5,250.00		\$4,375.00	\$5,250.00		\$5,000.00
166	Mowing ROW's/Willows/Tree Removal	\$1,500.00		\$1,500.00		\$0.00	\$0.00		\$3,000.00
167	Culverts/Drainage/Ditches/Hydrovac	\$10,000.00		\$10,000.00		\$10,408.50	\$12,325.00		\$10,000.00
168	Gravel Expense/Road Base	\$28,000.00		\$20,000.00		\$1,741.61	\$18,300.00		\$20,000.00
169	Magnesium Chloride (Pioneer/Valley Pl.)1 X App.	\$18,000.00		\$20,000.00		\$18,497.79	\$18,497.79		\$25,000.00
170	Grader R&M/Tires/Chains	\$7,700.00		\$3,000.00		\$646.91	\$3,000.00		\$3,000.00
171	Water Truck R&M	\$600.00		\$1,500.00		\$449.11	\$700.00		\$1,500.00
172	Supplies/Equip.Rental/Signs/Fencing	\$555.00		\$500.00		\$186.94	\$500.00		\$500.00
173	Grader Site R&M	\$300.00		\$300.00		\$582.70	\$582.70		\$4,000.00
174	Fuel	\$6,000.00		\$6,000.00		\$1,058.89	\$4,000.00		\$5,000.00
175	Rodent Control (2X)	\$1,700.00		\$5,000.00		\$4,325.00	\$4,325.00		\$5,000.00
176	Weed Spraying (2X)	\$4,000.00		\$4,000.00		\$3,741.18	\$4,000.00		\$2,500.00
177	Electric	\$1,500.00		\$1,500.00		\$931.62	\$1,500.00		\$1,500.00
178	Bridge Maintenance/Pave Approaches	\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
179	CAPITAL IMPROVEMENTS TO ROADS	\$19,000.00		\$0.00		\$0.00	\$0.00		\$0.00
180	Open Space Maintenance	\$190.00		\$0.00		\$340.00	\$340.00		\$0.00
181	Sub-Total General Fund Expenses:	\$122,045.00		\$113,550.00		\$50,201.92	\$108,320.49		\$113,550.00
182	COMMON AREA: (Not CTF Money)								
183	Porta Potty (9 mos @ \$130 mo)			\$1,200.00		\$932.20	\$932.20		\$1,200.00
184	Garbage (9 mos.) \$ 35/mo.	\$751.17		\$600.00		\$966.00	\$966.00		\$1,000.00
185	Landscaping Service (6 mos) \$ 300/mo..	\$470.00		\$8,000.00		\$0.00	\$0.00		\$2,500.00
186	Repair & Maintenance/Gate Lock/Irrigation Sys.	\$1,500.00		\$2,500.00		\$786.27	\$786.27		\$8,000.00
187	Total Common Area Expenses:	\$2,670.00		\$12,200.00		\$2,684.47	\$2,684.47		\$12,700.00
188		\$5,391.17							
189									
190	TOTAL GENERAL FUND EXPENSES:	\$127,436.17		\$125,750.00		\$52,886.39	\$111,004.96		\$126,250.00
191	TOTAL GENERAL FUND REVENUES:	\$131,035.60		\$141,595.60		\$119,701.18	\$141,690.60		\$85,945.00

EL RANCHO FLORIDA METROPOLITAN DISTRICT  
2023-2024 BUDGET

	A	B	C	D	E	F	G	H	I	J
192										
193	DIFFERENCE BTW.REVENUE & EXPENSES		\$3,599.43		\$15,845.60		\$66,814.79	\$30,685.64		-\$40,305.00
194	(firm. Out of Rd. reserve)									
195	Ending Fund Balance:		\$304,365.03		\$320,210.63		\$305,666.13	\$270,536.98		\$514,399.00
196	TOTAL GENERAL FUND APPRO:		\$608,730.06		\$463,611.73		\$426,855.64	\$413,227.58		\$826,894.00
197										
198										
199	CONSERVATION TRUST FUND:		AMENDED		ADOPTED			AMENDED		Page7
200			12/31/2023		2024		10/31/2024	12/31/24		2025
201	REVENUES:		EST. YR END		BUDGET		ACTUALS	YR END ESTIMATED		PROPOSED
202	BEGINNING FUND BALANCE:		\$8,771.36		\$10,575.56		\$10,934.96	\$10,934.96		\$1,792.73
203	Lottery Funds		\$1,800.00		\$1,800.00		\$484.51	\$1,000.00		\$1,800.00
204	Interest		\$4.20		\$5.50		\$3.82	\$5.50		\$6.00
205										
206	CONSERVATION FD REVENUES:		\$10,575.56		\$12,381.06		\$11,423.29	\$11,940.46		\$3,598.73
207	////////////////////////////////////		////////////////////////////////////		////////////////////////////////////		////////////////////////////////////	////////////////////////////////////		////////////////////////////////////
208										
209										
210										
211										
212	ESTIMATED EXPENDITURES:									
213	Common Area: R&M / Weed/Fish		\$0.00		\$0.00		\$0.00	\$0.00		\$0.00
214	Miscellaneous/Irrigation		\$0.00		\$0.00		\$0.00	\$10,147.73		\$0.00
215										
216	TOTAL CONSERVATION FD.EXPENDITURES		\$0.00		\$0.00		\$0.00	\$10,147.73		\$0.00
217	TOTAL EXPECTED REVENUES:		\$1,804.20		\$1,805.50		\$488.33	\$1,000.00		\$1,800.00
218										
219	DIFFERENCE BTW.REVENUE & EXPENSES		\$1,804.20		\$1,805.50		\$488.33	-\$9,147.73		\$488.33
220	Ending Fund Balance:		\$10,575.56		\$12,381.06		\$11,423.29	\$1,792.73		\$3,598.73
221										
222	CONSERVATION FD.APPRO.:		\$10,575.56		\$12,381.06		\$11,423.29	\$1,792.73		\$3,598.73



