CHERRYLANE METROPOLITAN DISTRICT 2025 BUDGET MESSAGE

Cherrylane Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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.

Budget Strategy

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the district is to finance the construction of these Public Improvements.

Revenues

In 2025 the District will impose a net operating mill levy of 15.000 mills that will generate property tax revenue to cover General Fund expenditures. The District will also impose a mill levy of 36.500 mills that will generate property tax revenue to fund debt service in the Series 2023 Loan.

Expenditures

The District has adopted two separate funds: 1) a General Fund to provide for general operating expenditures and; 2) a Debt Service Fund to provide for debt service on debt issued by the District during 2023, which was issued to refinance debt originally issued in 2018.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenditures in the General Fund in accordance with the TABOR Amendment.

Statement of Net Position				Fixed Assets &	
August 31, 2024	General Fund	Debt Service Fund	Capital Fund	LTD	Total
ASSETS					
CASH					
Chase Checking Pooled Cash	2,197	_	_		2,197
TOTAL CASH	2,197			_	2,197
	2,137				2,137
OTHER CURRENT ASSETS Due From County Treasurer	-	_			_
Property Tax Receivable	-	-			-
Prepaid Expense	-	-			-
Due From Developer	-				-
TOTAL OTHER CURRENT ASSETS	-	-	-	-	-
FIXED ASSETS					
Construction in Progress				-	-
Easements & Right of Ways				40,000	40,000
TOTAL FIXED ASSETS		-	-	40,000	40,000
TOTAL ASSETS	2,197	-	-	40,000	42,197
LIABILITIES & DEFERED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable Due to Town of Bennett	543				543
Retainage Payable	-		_		-
TOTAL CURRENT LIABILITIES	543		-		543
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Developer Payable- Operations				11,000	11,000
Developer Payable- Capital Accrued Int- Developer Payable- Ops				40,000	40,000
Accrued Int- Developer Payable- Cap				-	-
TOTAL LONG-TERM LIABILITIES		-	-	51,000	51,000
TOTAL LIAB & DEF INFLOWS	543	-	-	51,000	51,543
NET POSITION					,
Amount to be Provided for Debt				(51,000)	(51,000)
Investment in Capital Assets				40,000	40,000
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted Fund Balance- Unassigned	1,225 430	-	-		1,225 430
-				(44.000)	
TOTAL NET POSITION	1,655	-	-	(11,000)	(9,345)

Widelines / teer aut Dasis For the Ferros maleutes									
	2023	2024	Variance		YTD Thru	YTD Thru	Variance	2025	
	Audited	Adopted	Positive	2024	09/30/24	09/30/24	Positive	Adopted	
	Actual	Budget	(Negative)	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	4,298,130	5,188,110	-	5,188,110				5,189,380	Final AV Per County
Mill Levy - Debt Service Fund	57.082	48.500	-	48.500				36.500	Subsidized By Excess Ops Taxes
Mill Levy - General Fund	15.000	15.000	-	15.000				15.000	15 mills (Not Capped Per the Service Plan)
Mill Levy - General Fund- Temp Reduction	-	(7.000)		(7.000)				-	Reduce Debt Levy To Maintain Ops Cap
Total	72.082	56.500	-	56.500				51.500	Total Levy to Fund Operations & Debt Service
Property Tax Revenue - Debt Service Fund	245,346	251,623	-	251,623				189,412	Subsidized By Excess Ops Taxes
Property Tax Revenue - General Fund	64,472	41,505	-	41,505				77,841	Levy Max & Trfr Excess To Debt Service
Total	309,818	293,128	-	293,128				267,253	

	2023 Audited	2024 Adopted	Variance Positive	2024	YTD Thru 09/30/24	YTD Thru 09/30/24	Variance Positive	2025 Adopted	
	Actual	Budget	(Negative)	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
COMBINED FUNDS									
EVENUE									
Property Taxes	309,809	293,128	-	293,128	286,937	293,128	(6,192)	267,253	l '
State Property Tax Backfill	-	2,945	-	2,945	2,945	2,945	-	-	None Expected in 2025
Specific Ownership Taxes	21,249	13,191	1,465	14,656	9,820	8,794	1,026	13,363	5% of Property Taxes
Interest & Other Income	21,421	22,500	(15,000)	7,500	5,471	16,875	(11,404)	5,500	
OTAL REVENUE	352,479	331,764	(13,535)	318,229	305,172	321,742	(16,570)	286,116	
PENDITURES									
<u>Administration</u>									
Accounting	21,577	23,000	(3,000)	26,000	20,198	17,820	(2,378)	28,000	Based on 2024 Forecast
Audit	5,500	6,000	900	5,100	5,100	6,000	900	-	Exemption Included in Accounting Above
Legal	16,437	17,000	-	17,000	10,494	12,750	2,256	18,000	Based on 2024 Forecast
Treasurer's Fees	4,649	4,397	-	4,397	4,349	4,397	48	4,009	1.5 % of Property Taxes
Election	2,533	1,000	-	1,000	-	-	-	4,000	Assume Cancelled
Insurance, Bonds & SDA Dues	3,034	3,275	(138)	3,413	3,143	3,275	132	3,800	D&O, Liability & Ppty Insurance & SDA dues.
Website & Miscellaneous	1,074	1,850	(1,350)	3,200	1,950	1,388	(562)	3,300	Bill.com Fees, Misc Other
Contingency	-	20,000	20,000	-	-	15,000	15,000	20,000	Contingency
Debt Service									
Bond & Loan Interest	148,092	214,295	-	214,295	107,147	107,147	0	211,399	Per Amortization Schedule
Bond & Loan Principal	-	40,000	-	40,000	-	_	-	5,000	Per Amortization Schedule
Developer Note Repayment	-	-	-	-	-	=	-	-	All Remaining Balances Forgiven in 2023
Debt Issuance Expense & Trustee Fees	203,022	-	-	-	-	=	-	-	Payments Now Paid Directly To Bank
<u>Capital Outlay</u>	-	-	-	-	-	-	-	-	Infrastructure Complete
OTAL EXPENDITURES	405,918	330,816	16,412	314,405	152,382	167,777	15,395	297,508	
EVENUE OVER / (UNDER) EXPENDITURES	(53,439)	948	2,877	3,825	152,790	153,966	(1,175)	(11,391)	
THER SOURCES / (USES)									
Developer Advances, Net of Repayments	_	_	_	_	_	_	_	_	No Longer Needed or Available
Bond & Loan Proceeds	3,700,000	_	_	_	_	_	_	_	Completed in 2023
Bond Early Redemption	(4,096,486)	-	-	-	-	-	-	-	Completed in 2023
OTAL OTHER SOURCES / (USES)	(396,486)	-	-	-	-	-	-	-	
HANGE IN FUND BALANCE	(449,924)	948	2,877	3,825	152,790	153,966	(1,175)	(11,391)	
EGINNING FUND BALANCE	503,309	56,571	(3,187)	53,384	53,384	56,571	(3,187)	57,209	
NDING FUND BALANCE	53,384	57,519	(310)	57,209	206,175	210,537	(4,362)	45,817	
	=	=	=	=	=	=	=	=	
OMPONENTS OF FUND BALANCE									
Non-Spendable	2,671	3,438	145	3,584	250			3,990	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	2,267	2,050	(444)	1,606	1,606			2,602	3% of operating expenditures
Restricted For Debt Service	14,681	17,601	3,715	21,316	158,811			18,460	Per Debt Service Fund
Unassigned	33,765	34,430	(3,727)	30,703	45,508			20,766	
OTAL ENDING FUND BALANCE	53,384	57,519	(310)	57,209	206,175		<u> </u>	45,817	
	=	=	=	=	=			=	

	2023	2024	Variance		YTD Thru	YTD Thru	Variance	2025	
	Audited	Adopted	Positive	2024	09/30/24	09/30/24	Positive	Adopted	
	Actual	Budget	(Negative)	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes	64,470	41,505	-	41,505	40,628	41,505	(877)	77,841	Full 15 Mills For 2025 To Preserve Base
State Property Tax Backfill		2,945	-	2,945	2,945	2,945	-	-	None Expected in 2025
Specific Ownership Taxes	4,422	1,868	207	2,075	1,390	1,245	145	-	5% of Property Taxes
Interest Income	6,687	7,000	-	7,000	5,198	5,250	(52)	5,000	Based on 2024 Forecast- Lower Int Rates
Other Income	-	15,000	(15,000)	-	-	11,250	(11,250)	-	
Allowance for Uncollected Taxes	-	-		-	-	-	-	-	
TOTAL REVENUE	75,579	68,318	(14,793)	53,525	50,162	62,195	(12,034)	86,733	
EXPENDITURES									
<u>Administration</u>									
Accounting	21,577	23,000	(3,000)	26,000	20,198	17,820	(2,378)	28,000	Based on 2024 Forecast
Audit	5,500	6,000	900	5,100	5,100	6,000	900	-	Exemption Included in Accounting Above
Legal	16,437	17,000	-	17,000	10,494	12,750	2,256	18,000	Based on 2024 Forecast
Bank Fees	15	50	50	-	-	38	38	-	Based on 2024 Forecast
Treasurer's Fees	967	623	-	623	616	623	7	1,168	1.5 % of Property Taxes
Election	2,533	1,000	-	1,000	-	-	-	4,000	Assume Cancelled
Insurance, Bonds & SDA Dues	3,034	3,275	(138)	3,413	3,143	3,275	132		D&O, Liability & Ppty Insurance & SDA dues.
Website	600	600	(1,400)	2,000	1,200	450	(750)	2,000	ADA Compliance & Document Remediation
Miscellaneous	459	1,200	-	1,200	750	900	150	1,300	Bill.com Fees, Misc Other
Contingency	-	15,000	15,000	-	-	11,250	11,250	15,000	Unforeseen Needs
<u>Debt Service</u>									
Developer Repayment- Cap Principal	-	-	-	-	-	-	-	-	All Remaining Balances Forgiven in 2023
Developer Repayment- Ops Principal	-	-	-	-	-	-	-	-	Paid Off in 2022
TOTAL EXPENDITURES	51,122	67,747	11,412	56,336	41,501	53,105	11,604	73,268	
REVENUE OVER / (UNDER) EXPENDITURES	24,457	571	(3,381)	(2,811)	8,660	9,090	(430)	13,465	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	(22,000)	Trfr Excess to Debt Svc Fund
Developer Advances (Repayments)	-	_	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	(22,000)	
CHANGE IN FUND BALANCE	24,457	571	(3,381)	(2,811)	8,660	9,090	(430)	(8,535)	
BEGINNING FUND BALANCE	14,246	39,347	(644)	38,703	38,703	39,347	(644)	35,893	
ENDING FUND BALANCE	38,703	39,918	(4,025)	35,893	47,364	48,437	(1,074)	27,358	
LITPING I OND DALANCE	30,703	33,310	(7,023)	33,033	77,507	70,737	(+,0/4)	27,330	

	2023	2024	Variance		YTD Thru	YTD Thru	Variance	2025	
	Audited	Adopted	Positive	2024	09/30/24	09/30/24	Positive	Adopted	
	Actual	Budget	(Negative)	Forecast	Actual	Budget	(Negative)	Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE							(=)		
Property Taxes	245,339	251,623	<u>-</u>	251,623	246,309	251,623	(5,315)		Subsidized By Excess Ops Taxes
Specific Ownership Taxes	16,827	11,323	1,258	12,581	8,430	7,549	881		5% of Property Taxes
Interest Income	14,734	500	-	500	273	375	(102)	500	Minimal Reserves
TOTAL REVENUE	276,900	263,446	1,258	264,704	255,011	259,547	(4,536)	199,383	
EXPENDITURES									
Treasurer's Fees	3,682	3,774	-	3,774	3,733	3,774	41	2,841	1.5 % of Property Taxes
Series 2018A Bond Interest	81,638	-	-	-	-	-	-	-	Refunded in 2023
Series 2018A Bond Principal	-	-	-	-	-	-	-	-	Refunded in 2023
Series 2018B Bond Interest	-	-	-	-	-	-	-	-	Refunded in 2023
Series 2018B Bond Principal	-	-	-	-	-	-	-	-	Refunded in 2023
Series 2023 Loan Interest	66,455	214,295	-	214,295	107,147	107,147	0	211,399	Per Amortization Schedule
Series 2023 Loan Principal- Required	-	5,000	-	5,000	-	-	-	5,000	Per Amortization Schedule
Series 2023 Loan Principal- Additional		35,000	-	35,000		-	-	-	Lower Mill Levy Rather Than Prepay Loan
Developer Repayment- Interest	-	-	-	-	-	-	-	-	
Developer Repayment- Principal	-	-	-	-	-	-	-	-	
Paying Agent / Trustee Fees	6,772	-	-	-	-	-	-	-	Payments Now Paid Directly To Bank
Debt Issuance Expense	196,250	-	-	-	-	-	-	-	
Contingency		5,000	5,000	-		3,750	3,750	5,000	Contingency
TOTAL EXPENDITURES	354,796	263,069	5,000	258,069	110,881	114,672	3,791	224,240	
REVENUE OVER / (UNDER) EXPENDITURES	(77,896)	377	6,258	6,635	144,130	144,875	(745)	(24,857)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	22,000	Excess Funds Transfer From Gen Fund
Bond & Loan Proceeds	3,700,000	-	-	-	-	-	-	-	
Cost of Advanced Redemption	(136,615)		-		-	-	-		
Refunding Escrow	(3,959,871)		-		-	-	-		
TOTAL OTHER SOURCES / (USES)	(396,486)	-	=	-	=	-	-	22,000	
CHANGE IN FUND BALANCE	(474,381)	377	6,258	6,635	144,130	144,875	(745)	(2,857)	
BEGINNING FUND BALANCE	489,062	17,224	(2,543)	14,681	14,681	17,224	(2,543)	21,316	
ENDING FUND BALANCE	14,681	17,601	3,715	21,316	158,811	162,099	(3,288)	18,460	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Com	missioners ¹ of A	Adams County				, Colorado.
On behalf of	the Cherrylane Met	ropolitan District				
				(taxing entity) ^A		
ť	he Board of Direct	ors		(1 1 B		
				(governing body) ^B		
of t	he Cherrylane Met	ropolitan District		(local government) ^C		
	certifies the following entity's GROS	•		89,380 oss ^b assessed valuation, Line	2 of the Certification	of Valuation From DLG 5 ^{\uparrow} $)$
Note: If the assessor of different than the GRO Financing (TIF) Area	eertified a NET assessed SS AV due to a Tax Inc the tax levies must be c	crement calculated using	\$ 5,18	89,380		
		1 NIDE			CATION OF VALUA CR THAN DECEMB	TION PROVIDED BY ASSESSOR
,	`			2	(3333)	2
PURPOSE (see	e end notes for definitions and	d examples)		LEVY ²		REVENUE ²
General Opera	ting Expenses ^H			<u>15.000</u>	mills	77,841
2. Minus> Tem	ting Expenses ^H porary General Pro ll Levy Rate Reduc	- <u>:</u>		<u>15.000</u> 0.000	mills mills	77,841
2. Minus > Tem Temporary Mi	porary General Pro	tion ^I	ING:			77,841
2. <minus> Tem Temporary Mi SUBT</minus>	porary General Pro Il Levy Rate Reduc	tion ^I ERAL OPERAT	ING:	0.000	mills	-
2. <minus> Tem Temporary Mi SUBT</minus>	aporary General Properties Il Levy Rate Reduct OTAL FOR GEN ation Bonds and Interest	tion ^I ERAL OPERAT	ING:	0.000	mills mills	77,841
2. <minus> Tem Temporary Mi SUBT 3. General Obliga</minus>	aporary General Property Rate Reduction Bonds and Interpolations Edition Bonds and Interpolations Edition Bonds and Interpolations Editions Edition	tion ^I ERAL OPERAT	ING:	0.000 15.000 36.500	mills mills mills	77,841
2. <minus> Tem Temporary Mi SUBT 3. General Obliga 4. Contractual Obliga</minus>	aporary General Property Rate Reduction Bonds and Interpolations Editors and Interpolations and Interpolations Editors	tion ^I ERAL OPERAT	ING:	0.000 15.000 36.500 0.000	mills mills mills mills mills	77,841
2. <minus> Tem Temporary Mi SUBT 3. General Obliga 4. Contractual Obliga 5. Capital Expendent</minus>	porary General Proll Levy Rate Reduction Bonds and Interpolations Editures Lements Memorial Programments Memorial Programments Memorial Programments Programments Memorial Progr	tion ^I ERAL OPERAT	ING:	0.000 15.000 36.500 0.000 0.000	mills mills mills mills mills mills	77,841
 2. <minus> Tem Temporary Mi</minus> SUBT 3. General Obliga 4. Contractual Obliga 5. Capital Expend 6. Refunds/Abate 	porary General Proll Levy Rate Reduction Bonds and Interpolations Editures Lements Memorial Programments Memorial Programments Memorial Programments Programments Memorial Progr	tion ^I ERAL OPERAT	ING:	0.000 15.000 36.500 0.000 0.000	mills mills mills mills mills mills mills	77,841
 2. <minus> Tem Temporary Mi</minus> SUBT 3. General Obliga 4. Contractual Obliga 5. Capital Expend 6. Refunds/Abate 	porary General Proll Levy Rate Reduction Bonds and Interpolations Editures Lements Memorial Programments Memorial Programments Memorial Programments Programments Memorial Progr	tion ^I ERAL OPERAT		0.000 15.000 36.500 0.000 0.000 0.000	mills mills mills mills mills mills mills mills	77,841
2. <minus> Tem Temporary Mi SUBT 3. General Obliga 4. Contractual Obliga 5. Capital Expend 6. Refunds/Abate 7. Other (specify Contact person:</minus>	porary General Property Rate Reduce COTAL FOR GEN ation Bonds and Interpretations and Interpretation and Interpretatio	tion ^I ERAL OPERAT erest ^J Sum of General Operating		0.000 15.000 36.500 0.000 0.000 0.000 0.000 51.500 Daytime	mills	77,841 189,412 - - - - - 267,253
2. <minus> Tem Temporary Mi SUBT 3. General Obliga 4. Contractual Obliga 5. Capital Expend 6. Refunds/Abate 7. Other (specify)</minus>	porary General Proll Levy Rate Reduction Bonds and Interpretations and Interpretation and Interpreta	tion ^I ERAL OPERAT erest ^J Sum of General Operating		0.000 15.000 36.500 0.000 0.000 0.000 0.000 51.500	mills mills mills mills mills mills mills mills mills	- 77,841 189,412

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.

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¹ 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.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES

<u>FOR PAYMENT OF GENERAL OBLIGATION DEBT</u> (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^J:

1.	Purpose of Issue:	Refunding of Series 2018A and Series 2018B Bonds
	Series:	Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Note
		Series 2023
	Date of Issue:	August 29, 2023
	Coupon rate:	5.6968%
	Maturity Date:	December 1, 2053
	Levy:	36.500
	Revenue:	\$189,412
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^K :	
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.

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