

CHERRYLANE METROPOLITAN DISTRICT
2026 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 2026 the District will impose a net operating mill levy of 8.000 mills (15.000 mills less a temporary mill levy reduction of 7.000 mills) that will generate property tax revenue to cover General Fund expenditures. The District will also impose a mill levy of 41.500 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.

Cherrylane Metropolitan District
Statement of Net Position
September 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Fixed Assets & LTD</u>	<u>Total</u>
ASSETS				
CASH				
First Bank Checking	3,964			3,964
Colotrust	209,755			209,755
Series 2023 Loan Payment Fund		220		220
Series 2023 Pledged Revenue Fund		52		52
Pooled Cash	(129,836)	129,836		-
TOTAL CASH	83,882	130,108	-	213,990
OTHER CURRENT ASSETS				
Due From County Treasurer	-	-		-
Property Taxes Receivable	13	30		42
Prepaid Expense	-			-
TOTAL OTHER CURRENT ASSETS	13	30	-	42
FIXED ASSETS				
Capital Assets, Net			-	-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	83,895	130,138	-	214,033
LIABILITIES & DEFERRED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	5,448			5,448
TOTAL CURRENT LIABILITIES	5,448	-	-	5,448
DEFERRED INFLOWS				
Deferred Property Taxes	13	30		42
TOTAL DEFERRED INFLOWS	13	30	-	42
LONG-TERM LIABILITIES				
Loan Payable- Series 2023			3,660,000	3,660,000
Accrued Interest - Series 2023 Loan			17,617	17,617
Loss on Refunding, Net			(105,593)	(105,593)
TOTAL LONG-TERM LIABILITIES	-	-	3,572,023	3,572,023
TOTAL LIAB & DEF INFLOWS	5,461	30	3,572,023	3,577,514
NET POSITION				
Inv in Capital Assets, Net of Debt			(3,572,023)	(3,572,023)
Fund Balance- Non-Spendable	-			-
Fund Balance- Restricted	2,602	130,108		132,710
Fund Balance- Unassigned	75,832			75,832
TOTAL NET POSITION	78,434	130,108	(3,572,023)	(3,363,481)
	=	=	=	=

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

Print Date: 12/2/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	5,188,110	5,189,380	5,189,380	5,189,380				5,135,630	Final AV Per County
Mill Levy - Debt Service Fund	48.500	36.500	36.500	36.500				41.500	Property Taxes To Fund Current Year Payments
Mill Levy - General Fund	15.000	15.000	15.000	15.000				15.000	15 mills From Prior Years
Mill Levy - General Fund- Temp Reduction	(7.000)	-	-	-				(7.000)	Reduce To Only Levy Estimated Need
Total	56.500	51.500	51.500	51.500				49.500	Total Levy to Fund Operations & Debt Service
Property Tax Revenue - Debt Service Fund	251,623	189,412	189,412	189,412				213,129	Property Taxes To Fund Current Year Payments
Property Tax Revenue - General Fund	41,505	77,841	77,841	77,841				41,085	Levy to fund GF
Total	293,128	267,253	267,253	267,253				254,214	

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COMBINED FUNDS									
REVENUE									
Property Taxes	293,082	267,253	267,253	267,253	267,211	267,253	(42)	254,214	Total Levy to Fund Operations & Debt Service
State Property Tax Backfill	2,945	-	-	-	-	-	-	-	None Expected in 2026
Specific Ownership Taxes	14,810	13,363	13,363	13,363	8,967	8,909	58	12,710	5% of Property Taxes
Interest & Other Income	7,991	5,500	5,500	6,000	4,888	4,125	763	16,000	
TOTAL REVENUE	318,828	286,116	286,116	286,616	281,066	280,287	779	282,924	
EXPENDITURES									
Administration									
Accounting	25,739	28,000	28,000	20,000	11,259	21,912	10,653	22,000	Based on 2025 Forecast
Audit	5,100	-	-	-	-	-	-	-	Exemption Included in Accounting Above
Legal	14,112	18,000	18,000	12,000	5,077	13,500	8,423	14,000	Based on 2025 Forecast
Treasurer's Fees	4,447	4,009	4,009	4,009	4,011	4,009	(2)	3,813	1.5 % of Property Taxes
Election	70	4,000	4,000	2,700	2,593	2,857	264	500	Prep Work For 2027 Election
Insurance, Bonds & SDA Dues	3,143	3,800	3,800	3,483	3,483	3,800	317	3,900	D&O, Liability & Pty Insurance & SDA dues.
Website & Miscellaneous	2,017	3,300	3,300	2,800	1,481	2,475	994	3,000	Bill.com Fees, Misc Other
Contingency	-	20,000	25,000	5,000	-	15,000	15,000	15,000	Contingency
Debt Service									
Bond & Loan Interest	214,295	211,399	211,399	211,399	105,410	105,410	(0)	209,666	Per Amortization Schedule
Bond & Loan Principal	40,000	5,000	30,000	30,000	-	-	-	10,000	Per Amortization Schedule
Developer Note Repayment	-	-	-	-	-	-	-	-	All Remaining Balances Forgiven in 2023
Debt Issuance Expense & Trustee Fees	2,500	-	-	-	-	-	-	-	
Capital Outlay									
	-	-	-	-	-	-	-	-	Infrastructure Complete
TOTAL EXPENDITURES	311,422	297,508	327,508	291,391	133,314	168,962	35,649	281,879	
REVENUE OVER / (UNDER) EXPENDITURES	7,406	(11,391)	(41,391)	(4,774)	147,752	111,324	36,428	1,045	
OTHER SOURCES / (USES)									
Developer Advances, Net of Repayments	-	-	-	-	-	-	-	-	No Longer Needed or Available
Bond & Loan Proceeds	-	-	-	-	-	-	-	-	Completed in 2023
Bond Early Redemption	-	-	-	-	-	-	-	-	Completed in 2023
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	7,406	(11,391)	(41,391)	(4,774)	147,752	111,324	36,428	1,045	
BEGINNING FUND BALANCE	53,384	57,209	60,790	60,790	60,790	57,209	3,581	56,016	
ENDING FUND BALANCE	60,790	45,817	19,399	56,016	208,542	168,533	40,009	57,060	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	3,021	3,990	3,990	3,900	-	-	-	4,095	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	1,595	2,602	2,602	2,602	2,602	-	-	1,444	3% of operating expenditures
Restricted For Debt Service	19,725	18,460	11,868	22,368	130,108	-	-	24,290	Per Debt Service Fund
Unassigned	36,449	20,766	938	27,145	75,832	-	-	27,231	
TOTAL ENDING FUND BALANCE	60,790	45,817	19,399	56,016	208,542	168,533	40,009	57,060	
=	=	=	=	=	=	=	=	=	

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

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

Print Date: 12/2/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes	41,498	77,841	77,841	77,841	77,828	77,841	(12)	41,085	Based on Anticipated Needs
State Property Tax Backfill	2,945	-	-	-	-	-	-	-	None Expected in 2026
Specific Ownership Taxes	2,097	3,892	3,892	3,892	2,612	2,595	17	2,054	5% of Property Taxes
Interest Income	6,632	5,000	5,000	5,000	3,990	3,750	240	5,000	Based on 2025 Forecast
Other Income	-	-	-	-	-	-	-	-	
Allowance for Uncollected Taxes	-	-	-	-	-	-	-	-	
TOTAL REVENUE	53,172	86,733	86,733	86,733	84,430	84,185	245	48,139	
EXPENDITURES									
<u>Administration</u>									
Accounting	25,739	28,000	28,000	20,000	11,259	21,912	10,653	22,000	Based on 2025 Forecast
Audit	5,100	-	-	-	-	-	-	-	Exemption Included in Accounting Above
Legal	14,112	18,000	18,000	12,000	5,077	13,500	8,423	14,000	Based on 2025 Forecast
Bank Fees	-	-	-	-	-	-	-	-	
Treasurer's Fees	630	1,168	1,168	1,168	1,168	1,168	(1)	616	1.5 % of Property Taxes
Election	70	4,000	4,000	2,700	2,593	2,857	264	500	Prep Work For 2027 Election
Insurance, Bonds & SDA Dues	3,143	3,800	3,800	3,483	3,483	3,800	317	3,900	D&O, Liability & Ppty Insurance & SDA dues.
Website	1,200	2,000	2,000	1,500	800	1,500	700	1,500	ADA Compliance & Document Remediation
Miscellaneous	817	1,300	1,300	1,300	681	975	294	1,500	Bill.com Fees, Misc Other
Contingency	-	15,000	15,000	5,000	-	11,250	11,250	5,000	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	50,810	73,268	73,268	47,151	25,061	56,961	31,900	49,016	
REVENUE OVER / (UNDER) EXPENDITURES	2,362	13,465	13,465	39,582	59,369	27,224	32,145	(877)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	(22,000)	(47,000)	(47,000)	(22,000)	(22,000)	-	-	No Excess Anticipated In 2026
Developer Advances (Repayments)	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	(22,000)	(47,000)	(47,000)	(22,000)	(22,000)	-	-	
CHANGE IN FUND BALANCE	2,362	(8,535)	(33,535)	(7,418)	37,369	5,224	32,145	(877)	
BEGINNING FUND BALANCE	38,703	35,893	41,065	41,065	41,065	35,893	5,172	33,647	
ENDING FUND BALANCE	41,065	27,358	7,530	33,647	78,434	41,117	37,317	32,770	

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	251,583	189,412	189,412	189,412	189,382	189,412	(30)	213,129	Property Taxes To Fund Current Year Payments
Specific Ownership Taxes	12,713	9,471	9,471	9,471	6,355	6,314	41	10,656	5% of Property Taxes
Interest Income	1,360	500	500	1,000	898	375	523	11,000	\$1K Plus \$10K to Offset Contingency
TOTAL REVENUE	265,656	199,383	199,383	199,883	196,636	196,101	534	234,785	
EXPENDITURES									
Treasurer's Fees	3,818	2,841	2,841	2,841	2,843	2,841	(1)	3,197	1.5 % of Property Taxes
Series 2018A Bond Interest	-	-	-	-	-	-	-	-	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	214,295	211,399	211,399	211,399	105,410	105,410	(0)	209,666	Per Amortization Schedule
Series 2023 Loan Principal- Required	5,000	5,000	5,000	5,000	-	-	-	10,000	Per Amortization Schedule
Series 2023 Loan Principal- Additional	35,000	-	25,000	25,000	-	-	-	-	Lower Mill Levy Rather Than Prepay Loan
Developer Repayment- Interest	-	-	-	-	-	-	-	-	
Developer Repayment- Principal	-	-	-	-	-	-	-	-	
Paying Agent / Trustee Fees	2,500	-	-	-	-	-	-	-	
Debt Issuance Expense	-	-	-	-	-	-	-	-	
Contingency	-	5,000	10,000	-	-	3,750	3,750	10,000	Contingency
TOTAL EXPENDITURES	260,612	224,240	254,240	244,240	108,252	112,001	3,749	232,863	
REVENUE OVER / (UNDER) EXPENDITURES	5,044	(24,857)	(54,857)	(44,357)	88,383	84,100	4,283	1,922	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	22,000	47,000	47,000	22,000	22,000	-	-	
Bond & Loan Proceeds	-	-	-	-	-	-	-	-	
Cost of Advanced Redemption	-	-	-	-	-	-	-	-	
Refunding Escrow	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	22,000	47,000	47,000	22,000	22,000	-	-	
CHANGE IN FUND BALANCE	5,044	(2,857)	(7,857)	2,643	110,383	106,100	4,283	1,922	
BEGINNING FUND BALANCE	14,681	21,316	19,725	19,725	19,725	21,316	(1,591)	22,368	
ENDING FUND BALANCE	19,725	18,460	11,868	22,368	130,108	127,417	2,692	24,290	
	=	=	=	=	=	=	=	=	

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