Cumberland Green Metropolitan District

Debt Service Budget - 2026

| | | Audited 2024 | BUDGET 2025 | ACTUAL 2025 THROUGH 9-30-25 | PROJECTED 2025 12-31-25 | 2026 BUDGET | COMMENTS |
|---|---|---|---|---|---|---|---|
| **Assessed Valuation** | | | **$ 17,628,570** | | | **$ 17,223,380** | Assessed valuation |
| **Debt Service Mill Levy** | | | | | | **15.000** | Mill Levy |
| | **REVENUE** | | | | | | |
| **REVENUES** | | | | | | | |
| | Property Taxes | 633,756 | **528,857** | 527,722 | 528,857 | **$ 258,351** | Assumes 15.0 mills |
| | Specific ownership Tax | 58,928 | **47,872** | 37,918 | 50,557 | **50,000** | Assumes total Specific ownership taxes of $75,000 |
| | Net Investment Income | 34,445 | **400** | 25,501 | 34,001 | **11,500** | Assumes Interest Rate 2.0% on Average Balance of 575000 |
| **Total Revenues** | | **$ 727,129** | **$ 577,129** | $ 591,141 | $ 613,416 | **$ 577,129** | |
| | **EXPENDITURES** | | | | | | |
| **EXPENDITURES** | | | | | | | |
| | Paying Agent Fees | 2,500 | **2,500** | 2,500 | 2,500 | **$ 2,500** | |
| | Treasure Collection Fee | 9,512 | **7,933** | 7,921 | 7,933 | **3,875** | 1.5% of taxes collected |
| | 2015A Bonds Principal | 90,000 | **95,000** | - | 95,000 | **75,000** | Prin. Due at end of 2025 |
| | 2015A Bonds Interest | 287,175 | **282,450** | 141,225 | 282,450 | **190,575** | |
| | Additional Principal Payment | - | **1,655,000** | | 1,655,000 | **-** | Pay Principal for Years 2026-2035 |
| | Banking Fees | - | **0** | - | - | **0** | |
| **Total Expenditures** | | **$ 389,187** | **$ 2,042,883** | **$ 151,646** | **$ 2,042,883** | **$ 271,950** | |
| **Excess Revenue Over (Under) Expenditures** | Net Change Fund Balance | 337,942 | (1,465,754) | 439,495 | (1,429,467) | **$ 305,179** | |
| | **Beginning Fund Balance** | **$ 1,656,726** | **$ 1,994,668** | **$ 1,994,668** | **$ 1,994,668** | **$ 565,201** | |
| | **Ending Fund Balance** | **$ 1,994,668** | **$ 528,914** | **$ 2,434,163** | **$ 565,201** | **$ 870,380** | |
| **Restricted Fund Balances By Fund** | | | | | | | |
| | **Debt Service Reserve Funds** | **$ 241,769** | **$ 241,769** | **$ 241,769** | **$ 241,769** | **$ 241,769** | |
| | **Supplemental Reserve Fund** | **$ 225,000** | **$ 225,000** | **$ 225,000** | **$ 225,000** | **$ 225,000** | |
| | **Total Reserve Requiremeent** | **$ 466,769** | **$ 466,769** | **$ 466,769** | **$ 466,769** | **$ 466,769** | |

# 2026 Draft Budget

# Cumberland Green Metropolitan District

(October 12, 2025)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Cumberland Green Metropolitan District** | | | | | | | |
| **General Fund Budget - 2026** | | | | | | | |
| | | **Audited 2024** | **BUDGET 2025** | **ACTUAL 2025 THROUGH 9-30-25** | **PROJECTED 2025 12-31-25** | **2026 BUDGET** | **COMMENTS** |
| **Total Assessed Valuation** | | | **$ 17,628,570** | | | **$ 17,223,380** | Assessed Valuation |
| **Projected Mill Levy** | | | | | | **12.0000** | Mill Levy |
| **REVENUES** | | | | | | | |
| | Property Taxes | 202,941 | **299,686** | 299,428 | 299,686 | **$ 206,681** | |
| | Specific ownership Tax | 18,871 | **27,128** | 21,515 | 28,687 | **25,000** | Assumes Specific Ownership taxes of $75,000 |
| | Net Investment Income | 55 | **50** | 58 | 77 | **25** | |
| | Other income | - | **-** | 2,648 | 2,648 | **-** | |
| | Miscellaneous Income, fines, etc. | 5,906 | **2,500** | 3,025 | 2,800 | **4,000** | |
| Total Revenues | | 227,773 | 329,364 | 326,674 | 333,898 | **$ 235,705.56** | |
| **EXPENDITURES** | | | | | | | |
| General and Administrative | | | | | | | |
| | Audit | 9,175 | **10,000** | 9,873 | 9,873 | **$ 10,500** | |
| x | Accounting Services | 10,570 | **12,000** | 9,810 | 13,080 | **14,000** | $1,000.00 per month |
| | Banking Fees | 585 | **600** | 364 | 485 | **600** | Website Hosting |
| x | Communications | 600 | **700** | 600 | 600 | **700** | Newsletter Postage, Website Maintenance |
| x | Covenant Enforcement | 29,844 | **34,000** | 29,199 | 38,932 | **40,000** | Covenant Compliance $3,000 per month plus expenses postage etc. |
| x | Treasures Collection Fee | **3,046** | **4,495** | 4,493 | 4,495 | **4,495** | 1.5% of Taxes Collected |
| x | Director's Fee | 3,600 | **3,600** | 2,400 | 3,200 | **3,000** | Board payments including increase for 2 new members |
| x | Payroll Taxes | 413 | **514** | 287 | 383 | **400** | Taxes |
| x | District Management | 25,687 | **26,500** | 20,453 | 27,271 | **28,000** | Special District Mgt $2150/mo. Plus mileage and expenses |
| x | District Management Special Services | - | | | | | |
| x | Dues Fees Memberships | 604 | **1,238** | 1,238 | 1,238 | **700** | SDA Membership |
| x | Election Expense | 629 | **4,000** | 4,036 | 4,036 | **-** | Election in odd number years |
| x | Events | - | **500** | - | - | **500** | Neighborhood Picnic |
| x | Insurance | 9,971 | **12,000** | 10,499 | 10,499 | **11,549** | Colorado Special Districts Property and Liability Pool |
| x | Landscape Maintenance | 42,477 | **42,000** | 44,737 | 59,649 | **45,000** | Mowing, Fertilization, Aeration of park. Mow open space. Includes Landscape Service Contract (33941) plus special services |
| x | Legal | 13,004 | **9,000** | 7,325 | 9,767 | **10,000** | Routine Legal Assistance |
| x | Legal Special Services | - | | | | | Misc. unanticipated legal fees |
| x | Miscellaneous | 4,108 | **5,000** | 9,217 | 9,089 | **10,000** | Unanticipated Expense Christmas Light Install Flock Camara Service |
| x | Design Review Committee Expense | 2,700 | **2,700** | 2,025 | 2,700 | **2,700** | Assumes $225.00 per month |
| x | Publications of Notices | 239 | **200** | 76 | 101 | **200** | |
| x | Utilities | 1,714 | **3,000** | 556 | 2,000 | **3,000** | Park Water/Street Scape Irrigation, Well Electricity, Augmentation |
| | Transfer to Capital Project fund | 145,832 | **286,311** | 183,109 | 283,956 | **-** | Park Pavillions and Lighting along with Concrete Slabs pour in place pad |
| | Transfer to Debt Service Fund | | **-** | - | - | | |
| | Tabor Reserve 3% of Revenue | | **9,881** | - | - | **7,071** | |
| Total Expenditures | | 304,798 | 468,239 | 340,297 | 481,354 | **$ 192,415** | |
| **Excess Revenue Over (Under) Expenditures** | **Excess Revenue Over (Under) Expenditures** | (77,025) | (138,875) | (13,623) | (147,456) | **$ 43,290** | |
| **Beginning Fund Balance** | **Beginning Fund Balance** | **$ 276,001** | **$ 198,976** | **$ 198,976** | **$ 198,976** | **$ 51,520** | |
| **Ending Fund Balance** | **Ending Fund Balance** | **$ 198,976** | **$ 60,101** | **$ 185,353** | **$ 51,520** | **$ 94,810** | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Cumberland Green Metropolitan District** | | | | | | | |
| **Capital Project Fund Budget - 2025** | | | | | | | |
| | | **Audited 2024** | **BUDGET 2025** | **ACTUAL 2025 THROUGH 9-30-25** | **PROJECTED 2025 12-31-25** | **2026 BUDGET** | **COMMENTS** |
| **REVENUES** | | | | | | | |
| | Interest income | $ 177 | **$ 175** | $ 165 | $ 220 | **$ 10** | |
| | Transfer from General Fund | $ 145,832 | **$ 286,311** | $ 183,109 | $ 283,956 | **-** | |
| | Other Income | $ - | | $ - | $ - | | |
| | Transfer of Bond Proceeds | $ - | | $ - | $ - | | |
| | Transfer from Conservation Trust Fund | $ - | | $ - | $ - | | |
| | Transfer from Debt Service Reserve | | | $ - | $ - | | |
| Total Revenues | | $ 146,009 | $ 286,486 | $ 183,274 | $ 284,176 | **$ 10** | |
| **EXPENDITURES** | | | | | | | |
| | Misc. Banking Fees | $ - | | $ - | $ - | **$ -** | |
| | Transfer to General Fund | $ - | | $ - | $ - | | |
| | Concrete Replacement | | | | $ - | **-** | |
| | Flock Safety Camaras | | | | $ - | **-** | |
| | ReplacePlayground Equipment | $ 145,832 | **$ 206,000** | $ 100,488 | $ 200,975 | **-** | |
| | Landscape Capital Outlay | | | | | | |
| | District Well Installation and Development | | **$ 80,311** | $ 82,621 | $ 82,621 | **-** | |
| | Park Capital/Streetscape Improvements | $ - | **$ -** | - | - | **-** | |
| Total Expenditures | | $ 145,832 | $ 286,311 | $ 183,109 | $ 283,596 | **$ -** | |
| **Excess Revenue Over (Under) Expenditures** | | $ 177 | $ 175 | $ 165 | $ 580 | **$ 10** | |
| **Beginning Fund Balance** | | **$ 5,795** | **$ 5,972** | **$ 5,972** | **$ 5,972** | **$ 6,552** | |
| **Ending Fund Balance** | | **$ 5,972** | **$ 6,147** | **$ 6,137** | **$ 6,552** | **$ 6,562** | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Cumberland Green Metropolitan District** | | | | | | | |
| **Conservation Trust Fund Budget - 2025** | | | | | | | |
| | | **Audited 2024** | **BUDGET 2025** | **ACTUAL 2025 THROUGH 9-30-25** | **PROJECTED 2025 12-31-25** | **2026 BUDGET** | **COMMENTS** |
| **REVENUES** | | | | | | | |
| | Lottery Proceeds | $ 12,280 | **$ 14,000** | $ 5,894 | $ 11,788 | **$ 12,000** | |
| | Interest Earnings | $ - | | | | | |
| | Transfer From Capital Fund for Control System | | | | | | |
| **Total Revenues** | | **$ 12,280** | **$ 14,000** | **$ 5,894** | **$ 11,788** | **$ 12,000** | |
| **EXPENDITURES** | | | | | | | |
| | Park and Open Space Maintenance | $ - | $ 4,000 | $ - | $ - | **$ -** | |
| | Sidewalks | $ - | $ - | $ - | $ 5,480 | **$ -** | Trash Cans for Park |
| | Utilities | $ - | $ - | $ - | $ - | **$ -** | |
| **Total Expenditures** | | **$ -** | **$ 4,000** | **$ -** | **$ 5,480** | **$ -** | |
| **Excess Revenue Over (Under) Expenditures** | | $ 12,280 | $ 10,000 | $ 5,894 | $ 6,308 | **$ 12,000** | |
| **Beginning Fund Balance** | | **$ 8,593** | **$ 20,873** | **$ 20,873** | **$ 20,873** | **$ 27,181** | |
| **Ending Fund Balance** | | **$ 20,873** | **$ 30,873** | **$ 26,767** | **$ 27,181** | **$ 39,181** | |

2018 Water Use

| | |
|---|---|
| Sep-Oct | 150,000 |
| Aug-Sep | 260,000 |
| Jul-Aug | 263,000 |
| Jun-Jul | 262,600 |
| May-Jun | 178,400 |
| Apr-May | 150,000 |
| Total | 1,264,000 |
| Acre feet | 3.879073564 |
| Price per Acre Foot | $ 300.00 |
| Estimated | $ 1,163.72 |