

2027 Budget

Cumberland Green Metropolitan District

(October 15, 2026)

Cumberland Green Metropolitan District							
General Fund Budget - 2027							
		Audited 2025	BUDGET 2026	ACTUAL 2025 THROUGH 9-30-26	PROJECTED 2025 12-31-26	2027 BUDGET	COMMENTS
Total Assessed Valuation			\$ 17,223,380				Assessed Valuation Final
Projected Mill Levy			12.0000				Mill Levy
REVENUES							
	Property Taxes	299,657	\$ 206,681				
	Specific ownership Tax	28,725	25,000				Assumes Specific Ownership taxes of \$75,000
	Net Investment Income	86	25				
	Fines	7,298	4,000				
	Miscellaneous Income	11,986	-				
Total Revenues		347,752	235,706	-	-	\$ -	
EXPENDITURES							
General and Administrative							
	Audit	9,873	\$ 10,500				
x	Accounting Services	13,200	14,000				\$1,000.00 per month
	Banking Fees	475	600				Website Hosting
x	Communications	600	700				Newsletter Postage, Website Maintenance
x	Covenant Enforcement	39,815	40,000				Covenant Compliance \$3,000 per month plus expenses postage etc.
x	Treasures Collection Fee	4,498	4,495				1.5% of Taxes Collected
x	Director's Fee	2,800	3,000				Board payments including increase for 2 new members
x	Payroll Taxes	352	400				Taxes
x	District Management	27,103	28,000				Special District Mgt \$2150/mo. Plus mileage and expenses
x	District Management Special Services	-					
x	Dues Fees Memberships	1,237	561				SDA Membership
x	Election Expense	4,035	-				Election in odd number years
x	Events	-	500				Neighborhood Picnic
x	Insurance	10,819	12,186				Colorado Special Districts Property and Liability Pool
x	Landscape Maintenance	58,447	45,000				Mowing, Fertilization, Aeration of park. Mow open space. Includes Landscape Service Contract (\$37,272) plus special services
x	Legal	9,863	10,000				Routine Legal Assistance
x	Legal Special Services						Misc. unanticipated legal fees
x	Miscellaneous	13,782	14,000				Unanticipated Expense Christmas Light Install Flock Camara Service
x	Design Review Committee Expense	2,700	2,700				Assumes \$225.00 per month
x	Publications of Notices	165	200				
x	Utilities	2,663	3,000				Park Water/Street Scape Irrigation, Well Electricity, Augmentation
	Transfer to Capital Project fund		-				Park Pavillions and Lighting along with Concrete Slabs pour in place pad
	Transfer to Debt Service Fund						
	Tabor Reserve 3% of Revenue		7,071				
Total Expenditures		202,427	196,913	-	-	\$ -	
Excess Revenue Over (Under) Expenditures	Excess Revenue Over (Under) Expenditures	145,325	38,793	-	-	\$ -	
Beginning Fund Balance	Beginning Fund Balance	\$ 276,001	\$ 421,326	\$ 421,326	\$ 421,326	\$ 421,326	
Ending Fund Balance	Ending Fund Balance	\$ 421,326	\$ 460,119	\$ 421,326	\$ 421,326	\$ 421,326	

Cumberland Green Metropolitan District								
Debt Service Budget - 2027								
		Audited	2025	BUDGET 2026	ACTUAL 2026 THROUGH 9-30-26	PROJECTED 2026 12-31-26	2027 BUDGET	COMMENTS
Assessed Valuation				\$ 17,223,380				Assessed valuation
Debt Service Mill Levy				15.000				Mill Levy
	REVENUE							
REVENUES								
	Property Taxes	633,756	\$	258,351				Assumes 15.0 mills
	Specific ownership Tax	58,928		50,000				Assumes total Specific ownership taxes of \$75,000
	Net Investment Income	34,445		11,500				Assumes Interest Rate 2.0% on Average Balance of 575000
Total Revenues		\$ 727,129	\$	319,851	\$ -	\$ -	\$ -	
	EXPENDITURES							
EXPENDITURES								
	Paying Agent Fees	2,500	\$	2,500				
	Treasure Collection Fee	9,512		3,875				1.5% of taxes collected
	2015A Bonds Principal	90,000		75,000				Prin. Due at end of 2025
	2015A Bonds Interest	287,175		190,575				
	Additional Principal Payment	-		-				Pay Principal for Years 2026-2035
	Banking Fees	-		0				
Total Expenditures		\$ 389,187	\$	271,950	\$ -	\$ -	\$ -	
Excess Revenue Over (Under) Expenditures	Net Change Fund Balance	337,942		47,900	-	-	\$ -	
	Beginning Fund Balance	\$ 1,656,726	\$	1,994,668	\$ 1,994,668	\$ 1,994,668	\$ 1,994,668	
	Ending Fund Balance	\$ 1,994,668	\$	2,042,568	\$ 1,994,668	\$ 1,994,668	\$ 1,994,668	
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 Requirement	\$ 466,769	\$	466,769	\$ 466,769	\$ 466,769	\$ 466,769	

Cumberland Green Metropolitan District							
Capital Project Fund Budget - 2027							
		Audited 2025	BUDGET 2026	ACTUAL 2026 THROUGH 9-30-26	PROJECTED 2026 12-31-26	2027 BUDGET	COMMENTS
REVENUES							
	Interest income	\$ 177	\$ 10				
	Transfer from General Fund	\$ 145,832	-				
	Other Income	\$ -					
	Transfer of Bond Proceeds	\$ -					
	Transfer from Conservation Trust Fund	\$ -					
	Transfer from Debt Service Reserve						
Total Revenues		\$ 146,009	\$ 10	\$ -	\$ -	\$ -	
EXPENDITURES							
	Misc. Banking Fees	\$ -	\$ -			\$ -	
	Transfer to General Fund	\$ -	\$ -				
	Concrete Replacement		\$ -			-	
	Flock Safety Camaras		\$ -			-	
	ReplacePlayground Equipment	\$ 145,832	\$ -			-	
	Landscape Capital Outlay		\$ -				
	Park Capital/Streetscape Improvements	\$ -	\$ -			-	
Total Expenditures		\$ 145,832	\$ -	\$ -	\$ -	\$ -	
Excess Revenue Over (Under) Expenditures		\$ 177	\$ 10	\$ -	\$ -	\$ -	
Beginning Fund Balance		\$ 5,795	\$ 5,972	\$ 5,972	\$ 5,972	\$ 5,972	
Ending Fund Balance		\$ 5,972	\$ 5,982	\$ 5,972	\$ 5,972	\$ 5,972	

Cumberland Green Metropolitan District							
Conservation Trust Fund Budget - 2027							
		Audited 2025	BUDGET 2026	ACTUAL 2026 THROUGH 9-30-26	PROJECTED 2026 12-31-26	2027 BUDGET	COMMENTS
REVENUES							
	Lottery Proceeds	\$ 12,280	\$ 12,000				
	Interest Earnings	\$ -					
	Transfer From Capital Fund for Control System						
Total Revenues		\$ 12,280	\$ 12,000	\$ -	\$ -	\$ -	
EXPENDITURES							
	Park and Open Space Maintenance	\$ -	\$ 4,000	\$ -	\$ -	\$ -	
	Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	
	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures		\$ -	\$ 4,000	\$ -	\$ -	\$ -	
Excess Revenue Over (Under) Expenditures		\$ 12,280	\$ 8,000	\$ -	\$ -	\$ -	
Beginning Fund Balance		\$ 8,593	\$ 20,873	\$ 20,873	\$ 20,873	\$ 20,873	
Ending Fund Balance		\$ 20,873	\$ 28,873	\$ 20,873	\$ 20,873	\$ 20,873	

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	<u>150,000</u>

Total	1,264,000
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Acre feet	3.879073564
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Price per Acre	
Foot	\$ 300.00

Estimated	\$ 1,163.72
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