2027 Budget

Cumberland Green Metropolitan District

(October 26, 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**			**$ 16,891,330**	Assessed Valuation Final
Projected Mill Levy			**12.0000**			**12.000**	Mill Levy
REVENUES							
	Property Taxes	299,657	**$ 206,681**	206,678	206,678	**$ 202,696**	
	Specific ownership Tax	28,725	**25,000**	13,148	17,531	**18,000**	Assumes Specific Ownership taxes of $40,000
	Net Investment Income	86	**25**	56	75	**75**	
	Fines	7,298	**4,000**	5,150	6,867	**7,000**	
	Miscellaneous Income	11,986	**-**	-	-	**-**	
Total Revenues		347,752	235,706	225,032	231,150	**$ 227,771**	
EXPENDITURES							
General and Administrative							
	Audit	9,873	**$ 10,500**	10,200	10,500	**12,000**	Need Estimate
x	Accounting Services	13,200	**14,000**	9,100	12,133	**14,000**	$1,000.00 per month
	Banking Fees	475	**600**	630	840	**900**	Website Hosting
x	Communications	600	**700**	600	600	**600**	Newsletter Postage, Website Maintenance
x	Covenant Enforcement	39,815	**40,000**	32,203	42,937	**45,000**	Covenant Compliance $3,000 per month plus expenses postage etc.
x	Treasures Collection Fee	**4,498**	**4,495**	3,101	3,101	**3,040**	1.5% of Taxes Collected
x	Director's Fee	2,800	**3,000**	1,975	2,775	**3,000**	Board payments including increase for 2 new members
x	Payroll Taxes	352	**400**	243	324	**400**	Taxes
x	District Management	27,103	**28,000**	20,585	27,035	**27,000**	Special District Mgt $2150/mo. Plus mileage and expenses
x	District Management Special Services	-	**-**	-	-	**-**	
x	Dues Fees Memberships	1,237	**561**	560	560	**600**	SDA Membership
x	Election Expense	4,035	**-**	-	-	**5,000**	Election in odd number years
x	Events	-	**500**	-	-	**-**	Neighborhood Picnic
x	Insurance	10,819	**12,186**	12,186	12,186	**13,405**	Colorado Special Districts Property and Liability Pool
x	Landscape Maintenance	58,447	**45,000**	33,704	42,758	**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**	9,501	12,668	**13,000**	Routine Legal Assistance
x	Legal Special Services	-	**-**	-	-		Misc. unanticipated legal fees
x	Miscellaneous	13,782	**14,000**	9,166	9,166	**10,000**	Unanticipated Expense Christmas Light Install Flock Camara Service
x	Design Review Committee Expense	2,700	**2,700**	1,875	2,700	**2,700**	Assumes $225.00 per month
x	Publications of Notices	165	**200**	62	125	**200**	
x	Utilities	2,663	**3,000**	569	3,000	**3,000**	Park Water/Street Scape Irrigation, Well Electricity, Augmentation
	Transfer to Capital Project fund	284,346	**-**	-	-		Park Pavillions and Lighting along with Concrete Slabs pour in place pad
	Transfer to Debt Service Fund						
	Tabor Reserve 3% of Revenue		**7,071**	-			
Total Expenditures		486,773	196,913	146,260	183,409	**$ 198,845**	
Excess Revenue Over (Under) Expenditures	**Excess Revenue Over (Under) Expenditures**	(139,021)	38,793	78,772	47,741	**$ 28,926**	
Beginning Fund Balance	**Beginning Fund Balance**	**$ 198,976**	**$ 59,954**	**$ 59,954**	**$ 59,954**	**$ 107,695**	
Ending Fund Balance	**Ending Fund Balance**	**$ 59,954**	**$ 98,747**	**$ 138,726**	**$ 107,695**	**$ 136,621**	

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			$ 16,891,330	Assessed valuation
Debt Service Mill Levy			15.000			15.000	Mill Levy
	REVENUE						
REVENUES							
	Property Taxes	528,811	$ 258,351	258,351	258,351	$ 253,370	Assumes 15.0 mills
	Specific ownership Tax	50,691	50,000	16,438	21,917	22,000	Assumes total Specific ownership taxes of $40,000
	Net Investment Income	33,117	11,500	9,832	13,109	13,000	Assumes Interest Rate 2.0% on Average Balance of 575000
Total Revenues		$ 612,619	$ 319,851	$ 284,621	$ 293,378	$ 288,370	
	EXPENDITURES						
EXPENDITURES							
	Paying Agent Fees	2,500	$ 2,500	2,500	2,500	2,500	
	Treasure Collection Fee	7,933	3,875	3,877	3,877	$ 3,801	1.5% of taxes collected
	2015A Bonds Principal	95,000	75,000	-	81,000	78,000	Prin. Due at end of 2027
	2015A Bonds Interest	282,450	190,575	95,287	190,575	186,322	
	Additional Principal Payment	1,655,000	-			-	
	Banking Fees	-	0			0	
Total Expenditures		$ 2,042,883	$ 271,950	$ 101,664	$ 277,952	$ 270,623	
Excess Revenue Over (Under) Expenditures	Net Change Fund Balance	(1,430,264)	47,900	182,957	15,426	$ 17,747	
	Beginning Fund Balance	$ 1,994,668	$ 564,404	$ 564,404	$ 564,404	$ 579,830	
	Ending Fund Balance	$ 564,404	$ 612,304	$ 747,361	$ 579,830	$ 597,577	
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	

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	$ 179	**$ 10**	$ 125	$ 167	**$ 82**	
	Transfer from General Fund	$ 284,346	**-**				
	Other Income	$ -					
	Transfer of Bond Proceeds	$ -					
	Transfer from Conservation Trust Fund	$ -					
	Transfer from Debt Service Reserve						
Total Revenues		$ 284,525	$ 10	$ 125	$ 167	**$ 82**	
EXPENDITURES							
	Misc. Banking Fees	$ -	**$ -**		$ -	**$ -**	
	Transfer to General Fund	$ -	**$ -**		$ -		
	Concrete Replacement		**$ -**		$ -	**-**	
	Flock Safety Camaras		**$ -**		$ -	**-**	
	ReplacePlayground Equipment	$ 284,346	**$ -**		$ -	**-**	
	Landscape Capital Outlay		**$ -**		$ -	**6,318**	Combined with CTF Funding $49,682
	Park Capital/Streetscape Improvements	$ -	**$ -**		-	**-**	
Total Expenditures		$ 284,346	$ -	$ -	$ -	**$ 6,318**	
Excess Revenue Over (Under) Expenditures		$ 179	$ 10	$ 125	$ 167	**$ (6,236)**	
Beginning Fund Balance		**$ 5,972**	**$ 6,151**	**$ 6,151**	**$ 6,151**	**$ 6,318**	
Ending Fund Balance		**$ 6,151**	**$ 6,161**	**$ 6,276**	**$ 6,318**	**$ 82**	

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	$ 12,100	**$ 12,000**	$ 8,686	$ 11,581	**$ 11,500**	
	Interest Earnings	$ -					
	Transfer From Capital Fund for Control System						
Total Revenues		**$ 12,100**	**$ 12,000**	**$ 8,686**	**$ 11,581**	**$ 11,500**	
EXPENDITURES							
	Park and Open Space Maintenance	$ 5,480	$ -	$ -	$ -	**$ 49,682**	Total Caital 56,000 includes Capital Funding $6,318
	Sidewalks	$ -	$ -	$ -	$ -	**$ -**	
	Utilities	$ -	$ -	$ -	$ -	**$ -**	
Total Expenditures		**$ 5,480**	**$ -**	**$ -**	**$ -**	**$ 49,682**	
Excess Revenue Over (Under) Expenditures		$ 6,620	$ 12,000	$ 8,686	$ 11,581	**$ (38,182)**	
Beginning Fund Balance		**$ 20,873**	**$ 27,493**	**$ 27,493**	**$ 27,493**	**$ 39,074**	
Ending Fund Balance		**$ 27,493**	**$ 39,493**	**$ 36,179**	**$ 39,074**	**$ 892**	

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