

CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT

ANNUAL REPORT TO DOUGLAS COUNTY, COLORADO FISCAL YEAR ENDING DECEMBER 31, 2023

Pursuant to the Cherokee Ridge Estates Metropolitan District Service Plan (the “**District**”), the District is required to provide an annual report to Douglas County by April 28th for the fiscal year ending December 31, 2023. This annual report contains information concerning the following matters:

- a. List of Board of Directors;
- b. Boundary changes made or proposed;
- c. Intergovernmental Agreements entered into or proposed;
- d. Changes or proposed changes in the District's policies;
- e. Changes or proposed changes in the District's operations;
- f. Any changes in the financial status of the District including revenue projections or operating costs;
- g. A summary of any litigation involving the District;
- h. Proposed plans for the year immediately following the year summarized in the annual report;
- i. Status of construction of public improvements;
- j. The current assessed valuation in the District;
- k. Information on all debt transactions during the year; and
- l. Status of build-out and current district population.

For the year ending December 31, 2023, the District makes the following report:

A. List of Board of Directors.

<u>Name</u>	<u>Position</u>	<u>Term Expiration</u>
John Cowan	President	May 2027
Garrett Silva	Secretary	May 2025
Bernd Sokolowski	Treasurer	May 2025
Sandy Ward	Assistant Secretary	May 2025
Eduardo San	Assistant Secretary	May 2027

B. Boundary changes made or proposed.

There were no boundary changes made or proposed to the District during 2023.

C. Intergovernmental Agreements entered into or proposed.

There were no IGAs entered into or proposed in 2023.

D. Changes or proposed changes in the District's policies.

There were changes or proposed changes in the District's policies in 2023.

Updates to the District's Rules and Regulations regarding meter testing and replacement, bill adjustments, high or low readings, and failures to read will be addressed in 2024.

E. Changes or proposed changes in the District's operations.

The District continues to own and maintain all common areas, including the streets.

The District continues to use the services of a District Manager to oversee the majority of District operations.

F. Any changes in the financial status of the District including revenue projections or operating costs.

The current status of the financial condition is reflected in the adopted 2024 budget, which is attached as **Exhibit A**.

G. A summary of any litigation involving the District.

We are not aware of any current or anticipated litigation involving the District.

H. Proposed plans for the year immediately following the year summarized in the annual report.

The District has no current plans for public improvements for 2024.

I. Status of the construction of public improvements.

Same as section H.

J. The current assessed valuation in the District.

The District has received a certification of valuation from the Douglas County Assessor that reports a taxable assessed valuation for the District for 2023 taxes collected in 2024 of \$6,150,240.

K. Information on all debt transactions during the year.

There were no debt transactions during the 2023 year.

L. Status of build-out and current district population.

There are 42 residential lots, of which 35 contain completed or partially completed homes. The current population of the District is approximately 105.

EXHIBIT A
(2024 BUDGET)

2024 Cash Flow Summary	General Fund Operating	Capital Fund Reserve	Debt Fund	Totals
Estimated Cash Available	133,656	428,382	181,112	743,150
Estimated Expenditures	106,078	95,000	90,700	291,778
Fund Totals	\$27,578	\$333,382	\$90,412	\$451,372

Total 2024 Budgeted Income	357,834
Total 2024 Budgeted Expenses	291,778
Total Budgeted Income/Loss	\$66,056

Total 2024 Operating Contingency	24,411
Total 2024 YE Reserves	275,000
Total 2024 Debt cash	312
Projected YE available funds	\$299,723

2024 Estimated Tax Revenues	
Total Mil Levy	50
Property Tax	\$300,000
Vehicle Specific Ownership Tax	\$25,300
Total Tax Revenue	\$325,300

Mil Levy Fund Calculator		Mils	P-Tax	SOT
Debt Funding Required From Taxes	\$75,500	11.60	\$69,628	\$5,872
General & Reserve Funding From Taxes	\$249,800	38.40	\$230,372	\$19,428
		<i>50.00</i>	300,000	25,300

Totals

Bank Account Balances	As of 9/30/23	Act 2023 YE
Reserve and Debt - COLO Trust	434329	347171
General - Checking	9399	5675
General - Savings	18436	13884
Total	462164	366730

CHEROKEE RIDGE ESTATES 2024 GENERAL FUND BUDGET

	2024	2023	2023 YE	2023 YTD	2022 YE	2022
Beginning Balance	Budget	Budget	Projection	Actuals	Actuals	Budget
General Fund Checking	6947	36963	2041	2041	41832	63000
General Fund Savings	10000	162457	168224	168224	168224	0
Beginning Balance Total	\$16,947	\$199,420	\$170,265	\$170,265	\$210,056	\$63,000
Income						
Water Use Fees			0			37,000
Property Taxes	230,372	142,898	143,000	141,465	126,923	127,352
Specific Ownership Taxes	19,428	11,432	12,500	10,997	11,212	10,188
Senior/Veteran Exempt	950	429	939	939	429	0
Interest	8,000	3,000	13,000	11,934	3,870	2,000
Late Fees	0	0	0	0	0	0
Late Interest	0	0	0	0	0	0
Gate Controls	100	0	50	50	0	100
HOA Reimbursement	2,500	2,760	2,400	2,400	0	0
Other	359	0	12,850	12,850	13,548	5,600
Income Total	\$261,709	\$160,519	\$184,739	\$180,635	\$155,982	\$182,240
TOTAL ASSETS	\$278,656	\$359,939	\$355,004	\$350,900	\$366,038	\$245,240
Expenses Management						
Management Fees	13,500	13,500	13,580	11,380	12,576	13,000
Accounting/Audit	1,000	1,000	980	980	900	1,000
County Treasurer Fees	2,500	1,800	2,500	2,137	1,456	1,800
Legal	23,000	22,500	39,000	29,616	18,689	21,000
Insurance	6,000	5,500	5,503	5,503	4,352	6,000
SDA Membership	500	425	450	450	426	400
Social Events	1,000	0	626	626	0	0
Other	500	0	0	0	0	0
Management Total	\$48,000	\$44,725	\$62,639	\$50,692	\$38,399	\$43,200
Landscape Maintenance						
Improvements	500	500	0	450	14,500	1,000
Mowing	1,600	1,500	2,000	1,685	1,440	1,300
Beauty Bands	3,520	3,200	3,520	2,420	3,200	3,000
Fertilizer/Aeration	500	500	500	429	403	400
Weed Control	4,000	3,000	4,028	4,028	2,902	3,000
Tree Maintenance	2,000	2,000	6,167	6,542	1,780	2,000
Flowers	2,500	2,500	2,400	2,400	2,400	2,500
Flower beds/shrub maintenance	6,000	5,500	5,750	3,500	4,900	5,500
Irrigation Repairs	2,500	2,000	2,500	2,297	2,758	1,000
Pest Control	500	400	425	425	0	400
Other	0	0	0	0	0	0
Landscape Total	\$23,620	\$21,100	\$27,290	\$24,176	\$34,283	\$20,100
Grounds						
Lighting	1,000	1,000	8,059	8,059	842	500
Monuments	500	500	0	0	657	0
Holiday Lights	0	260	0	0	260	3,000
Gate	1,000	1,000	278	278	837	3,000
Annual Road Maintenance	0	0	0	0	10,071	10,000
Front Entrance	0	0	0	13	9,656	0
Drainage	0	0	2,070	2,070	0	0
Snow Removal	12,000	12,000	2,000	1,141	4,217	15,000
Signs	100	0	5,282	5,363	0	0
Other	500	0	0	0	0	0
Grounds Total	\$15,100	\$14,760	\$17,689	\$16,924	\$26,540	\$31,500
Utilities						
IREA, Century Link, Door King	3,150	3,000	2,876	2,518	2,679	2,700
Internet	708	750	708	590	800	710
Septic Inspection	6,000	4,750	5,400	5,400	4,320	4,500
Septic Maint/Pumping	9,000	7,000	6,455	6,305	12,552	6,500
Cellular Water Meter Data	500	0	0	0	0	0
Well Maintenance	0	0	0	0	0	0
Utilities Total	\$19,358	\$15,500	\$15,439	\$14,813	\$20,351	\$14,410
Total Expenses	\$106,078	\$96,085	\$123,057	\$106,605	\$119,573	\$109,210
Reserves						
Transfer to Reserve Fund	145,000	220,000	215,000	25,000	39,791	87,000
Emergency Reserve (3%)	3,167	4,815	0	0	0	7,357
Transfer to Debt Service	0	0	0	0	0	5,000
Contingency	24,411	39,039	0	0	0	36,673
Reserve Total	\$172,578	\$263,854	\$215,000	\$25,000	\$39,791	\$136,030
Total Expenses & Reserve	\$278,656	\$359,939	\$338,057	\$131,605	\$159,364	\$245,240
Net Income/Loss	\$0	\$0	\$16,947	\$219,295	-\$3,382	\$0

CHEROKEE RIDGE ESTATES 2024 RESERVE FUND

	2024 Budget	2023 Budget	2023 YE Projections	2023 YTD Actuals	2022 YE Actuals
Beginning Balance					
Checking balance	34,036	26,253	4,850	4,850	7,005
Savings balance	229,321	87,997	37,997	37,997	37,997
Total Beginning Balance	\$263,357	\$114,250	\$42,847	\$42,847	\$45,002
Income					
Water fees	20,000	32,000	60,086	39,791	
Water fees rebate	0		-15,008	-15,008	
Transfer From General Funds	145,000	220,000	215,000	25,000	0
Interest	25	50	40	33	33
Total Income	\$165,025	\$252,050	\$260,118	\$49,816	\$33
TOTAL ASSETS	\$428,382	\$366,300	\$302,965	\$92,663	\$45,035
Expenses					
General Repairs, Paint, Stain etc.	14,000	10,000	0	0	8,099
Entry wall rebuild	0	0	0	0	10,995
Well Maintenance	11,000	11,000	6,109	6,109	4,553
Replacement water meters	40,000		0	1,324	0
Road Repairs	30,000	24,000	14,400	0	13,500
Storm Drainage Repairs	0	50,000	28,789	28,789	3,038
Other	0	0	0	0	0
Total Expenses	\$95,000	\$95,000	\$49,298	\$36,222	\$40,185
Year End Reserves					
General Repairs	20,000	20,000	0	0	0
Portico	10,000	10,000	0	0	0
Lights	5,000	5,000	0	0	0
Security Gates	10,000	10,000	0	0	0
Grounds, Mulch, Trees	20,000	20,000	0	0	0
Water Fees for Well Maintenance	85,000	75,000	0	0	0
Road Repairs	100,000	106,300	0	0	0
Storm Drainage Repairs	25,000	25,000	0	0	0
Total Year End Reserves	\$275,000	\$271,300	\$0	\$0	\$0
Net Income/Loss	\$58,382	\$0	\$253,667	\$56,441	\$4,850

CHEROKEE RIDGE ESTATES 2024 DEBT SERVICE FUND

Income	2024 Total	2023 Budget	2023 YE Projections	2023 YTD Actuals	2022 YE Actuals
ColoTrust Beg Balance from prior year	102,012	106,339	108,494	108,494	103,094
Property Taxes	69,628	68,489	68,500	67,803	84,616
Specific Ownership Taxes	5,872	5,479	6,100	5,271	7,475
Vet Exemp	600	300	450	450	286
Interest Income	3,000	0	6,400	5,714	2,571
Transfer from Gen Fund	0	0	0	0	0
Total Income	\$181,112	\$180,607	\$189,944	\$187,732	\$198,042
Expenses					
Bond Principle Series 2012	65,000	60,000	60,000	0	60,000
Bond Interest Series 2012	23,200	25,600	25,348	12,674	27,773
Treasurer Fees	2,000	2,000	1,584	1,024	1,729
Paying Agent Fees	500	500	500	500	500
Total Expenses	\$90,700	\$88,100	\$87,432	\$14,198	\$90,002
Required Reserves	90,100	90,000	90,000	90,000	90,000
Net Income/Loss	\$312	\$2,507	\$12,512	\$83,534	\$18,040