

**CHEROKEE RIDGE ESTATES METROPOLITAN DISTRICT
ANNUAL REPORT
TO
DOUGLAS COUNTY, COLORADO
FISCAL YEAR ENDING DECEMBER 31, 2015**

Pursuant to the Cherokee Ridge Estates Metropolitan District Service Plan, the District is required to provide an annual report to Douglas County by April 15, for the fiscal year ending December 31, 2015. 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, 2015, the District makes the following report:

A. List of Board or Directors.

<u>Name</u>	<u>Position</u>	<u>Term Expiration</u>
Michael C. Gass	President	May 2018
Laura DalPiaz	Treasurer	May 2016
James Reitz	Secretary	May 2018
Doyle Dean Unruh	Assistant Secretary	May 2018

B. Boundary changes made or proposed.

There were no boundary changes made or proposed to the District during 2015.

C. Intergovernmental Agreements entered into or proposed.

There were no intergovernmental agreements with other governmental bodies made or proposed in 2015.

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

In 2015, the Board adopted a fee structure for water use and water conservation policies.

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 2016 budget, which is attached as **Exhibit A**.

The District may receive additional revenue from water use fees and penalties in 2016.

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 construction of public improvements for 2016.

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 2015 of \$3,188,130. The District certified a mill levy of 50.000 mills to be assessed against property within the District, for collection in 2016.

K. Information on all debt transactions during the year.

There were no debt transactions during the 2015 year.

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

There are 43 residential lots, of which 31 contain completed or partially completed homes. The current population of the District is approximately 93.

EXHIBIT A
(2016 Budget)

Cherokee Ridge Estates Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2016

	Actual <u>2014</u>	Adopted Budget <u>2015</u>	Actual <u>9/30/2015</u>	Estimate <u>2015</u>	Adopted Budget <u>2016</u>
Beginning fund balance	\$ 109,180	\$ 73,319	\$ 75,902	\$ 75,902	\$ 36,876
Revenues:					
Property taxes	79,453	82,722	80,112	82,722	95,644
Specific ownership taxes	7,308	6,618	5,934	7,900	7,652
Water fee	-	-	-	12,000	15,000
Miscellaneous income	141	-	377	400	-
Interest income	395	100	178	200	100
Total revenues	<u>87,297</u>	<u>89,440</u>	<u>86,601</u>	<u>103,222</u>	<u>118,396</u>
Total funds available	<u>196,477</u>	<u>162,759</u>	<u>162,503</u>	<u>179,124</u>	<u>155,272</u>
Expenditures:					
Accounting / audit	5,149	5,500	4,954	5,500	6,500
Insurance	3,785	4,000	3,807	3,807	4,200
Legal	21,017	20,000	15,192	20,000	20,000
Service Plan Amendment	-	11,000	-	-	-
County treasurer fees	1,193	1,241	1,202	1,241	1,435
Legal - Water Rights	2,214	-	-	3,000	-
Utilities	2,941	5,000	2,081	4,000	5,000
Landscape maintenance	15,105	25,000	7,273	15,000	15,000
Snow removal	2,930	10,000	8,030	10,000	15,000
District management	9,693	8,000	5,240	8,000	8,000
Permit fees	-	1,000	-	-	1,000
Maintenance-water meters	-	-	6,978	7,000	2,000
Maintenance - lighting	5,042	1,600	2,000	2,500	1,600
Maintenance - Gate	6,861	5,000	13,169	15,000	5,000
Maintenance - Streets	5,740	10,000	528	1,000	15,000
Front entrance repairs	-	-	9,798	10,000	5,000
Annual beautification	2,800	4,000	3,115	4,000	4,000
Well inspections	-	1,200	-	1,200	1,200
Septic maintenance	6,105	5,000	325	1,000	2,500
Septic inspections	-	1,000	-	-	1,000
Emergency reserve (3%)	-	3,556	-	-	3,403
Transfer to Capital Projects	-	-	-	-	-
Transfer to Debt Service	30,000	30,000	-	30,000	20,000
Contingency	-	10,662	-	-	18,434
Total expenditures	<u>120,575</u>	<u>162,759</u>	<u>83,692</u>	<u>142,248</u>	<u>155,272</u>
Ending fund balance	<u>\$ 75,902</u>	<u>\$ -</u>	<u>\$ 78,811</u>	<u>\$ 36,876</u>	<u>\$ -</u>
Assessed Valuation	<u>\$ 2,715,151</u>	<u>\$ 2,757,390</u>	<u>\$ 2,757,390</u>	<u>\$ 2,757,390</u>	<u>\$ 3,188,130</u>
Mill levy	<u>30.000</u>	<u>30.000</u>	<u>30.000</u>	<u>30.000</u>	<u>30.000</u>

**Cherokee Ridge Estates Metropolitan District
 Adopted Budget
 Capital Fund
 For the Year ended December 31, 2016**

	Actual <u>2014</u>	Adopted Budget <u>2015</u>	Actual <u>9/30/2015</u>	Estimate <u>2015</u>	Adopted Budget <u>2016</u>
Beginning fund balance	\$ 61,597	\$ 61,597	\$ 61,597	\$ 61,597	\$ 61,597
Revenues:					
Miscellaneous	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-
Interest income	-	-	-	-	-
Total revenues	-	-	-	-	-
Total funds available	<u>61,597</u>	<u>61,597</u>	<u>61,597</u>	<u>61,597</u>	<u>61,597</u>
Expenditures:					
District / Landscape Improvements	-	61,597	-	-	61,597
Transfer to debt service	-	-	-	-	-
Total expenditures	-	<u>61,597</u>	-	-	<u>61,597</u>
Ending fund balance	<u>\$ 61,597</u>	<u>\$ -</u>	<u>\$ 61,597</u>	<u>\$ 61,597</u>	<u>\$ -</u>

**Cherokee Ridge Estates Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2016**

	Actual <u>2014</u>	Adopted Budget <u>2015</u>	Actual <u>9/30/2015</u>	Estimate <u>2015</u>	Adopted Budget <u>2016</u>
Beginning fund balance	\$ 98,102	\$ 97,940	\$ 98,759	\$ 98,759	\$ 96,200
Revenues:					
Property taxes	52,969	55,148	53,408	55,148	63,763
Specific ownership taxes	4,872	4,412	3,956	5,200	5,101
Interest Income	61	-	13	20	-
Transfer from General Fund	<u>30,000</u>	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>20,000</u>
Total revenues	<u>87,902</u>	<u>89,560</u>	<u>57,377</u>	<u>90,368</u>	<u>88,864</u>
Total funds available	<u>186,004</u>	<u>187,500</u>	<u>156,136</u>	<u>189,127</u>	<u>185,064</u>
Expenditures:					
Bond principal Series 2012	45,000	50,000	-	50,000	45,000
Bond interest Series 2012	41,450	40,100	20,050	40,100	38,600
Paying agent fees	2,000	2,000	500	2,000	2,000
Treasurer fees	<u>795</u>	<u>827</u>	<u>801</u>	<u>827</u>	<u>956</u>
Total expenditures	<u>87,245</u>	<u>92,927</u>	<u>21,351</u>	<u>92,927</u>	<u>86,556</u>
Ending fund balance	<u>\$ 98,759</u>	<u>\$ 94,573</u>	<u>\$ 134,785</u>	<u>\$ 96,200</u>	<u>\$ 98,508</u>
Assessed Valuation	<u>\$ 2,715,151</u>	<u>\$ 2,757,390</u>	<u>\$ 2,757,390</u>	<u>\$ 2,757,390</u>	<u>\$ 3,188,130</u>
Mill Levy	<u>20.000</u>	<u>20.000</u>	<u>20.000</u>	<u>20.000</u>	<u>20.000</u>
Total Mill Levy	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>