

CHERRYLANE METROPOLITAN DISTRICT
(the “District”)

2021 ANNUAL REPORT

Pursuant to Section VII of the Service Plan of Cherrylane Metropolitan District, the District is required to submit an annual report to the City Clerk of the City of Thornton. The following report for 2021 is submitted with regard to the following matters:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

There were no changes or proposed changes to the boundaries of the District in 2021.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

There were no intergovernmental agreements entered into or proposed in 2021.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

The District has not adopted rules or regulations as of December 31, 2021.

4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Adams County, there is no litigation involving the District as of December 31, 2021.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

The District did not undertake construction of any Public Improvements in 2021.

6. A list of all facilities and improvements constructed by the District that has been dedicated to and accepted by the City as of December 31 of the prior year.

All facilities and improvements constructed by the Developer were accepted by the City in 2018.

7. The assessed valuation of the District for the current year.

The District’s final assessed valuation as of December 31, 2021 is \$4,419,730.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

See Exhibit A. No Public Improvements are planned for construction in 2022.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2021 annual audit is in process and the Audit Report will be furnished following approval.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

The District is not aware of any uncured events of default by the District.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

The District is not aware of any inability to pay its financial obligations as they become due.

The foregoing filing and accompanying exhibits are submitted as of this the 22nd day of July, 2022.

EXHIBIT A
2022 BUDGET

CHERRYLANE METROPOLITAN DISTRICT
2022 BUDGET MESSAGE

Cherrylane Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting.

Budget Strategy

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the district is to finance the construction of these Public Improvements.

Revenues

In 2022 the District will impose an operating mill levy of 15.000 mills that will generate property tax revenue to cover General Fund expenditures. The District will also impose a mill levy of 50.000 mills, adjusted per the Gallagher Amendment to 55.523 mills that will generate property tax revenue to fund debt service payments and fund the surplus fund related to tax exempt bonds issued in 2018 to pay for public infrastructure.

Expenditures

The District has adopted two separate funds: 1) a General Fund to provide for general operating expenditures and; 2) a Debt Service Fund to provide for debt service on debt issued by the District in.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenditures in the General Fund in accordance with the TABOR Amendment.

Cherrylane Metropolitan District
Statement of Net Position
September 30, 2021

	General Fund	Debt Service Fund	Fixed Assets & LTD	Total
ASSETS				
CASH				
First Bank Checking	2,294			2,294
Colotrust	71,142			71,142
UMB Bank - Series A Bond Fund	-	113,347		113,347
UMB Bank - Series A Bond Reserve		251,750		251,750
UMB Bank - Series A Surplus		169,905		169,905
UMB Bank - Series B Bond Fund		6		6
Pooled Cash	-	-		-
TOTAL CASH	73,435	535,008	-	608,443
OTHER CURRENT ASSETS				
Due From County Treasurer	825	3,061		3,886
Property Taxes Receivable	-	-		-
Prepaid Expense	-	-		-
TOTAL OTHER CURRENT ASSETS	825	3,061	-	3,886
FIXED ASSETS				
Capital Assets, Net			-	-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	74,260	538,069	-	612,329
LIABILITIES & DEFERRED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	629			629
TOTAL CURRENT LIABILITIES	629	-	-	629
DEFERRED INFLOWS				
Deferred Property Taxes	-	-		-
TOTAL DEFERRED INFLOWS	-	-	-	-
LONG-TERM LIABILITIES				
General Obligation Bonds- Series A			3,175,000	3,175,000
General Obligation Bonds- Series B			574,000	574,000
Developer Advances - Capital			2,361,024	2,361,024
Developer Advances - Operations			55,600	55,600
Accrued But Unpaid Int - Series B Bonds			118,020	118,020
Accrued Interest - Series A & B Bonds			15,654	15,654
Accrued Interest - Dev Advance - Operations			25,931	25,931
Accrued Interest - Dev Advance - Capital			521,512	521,512
TOTAL LONG-TERM LIABILITIES	-	-	6,846,742	6,846,742
TOTAL LIAB & DEF INFLOWS	629	-	6,846,742	6,847,370
NET POSITION				
Inv in Capital Assets, Net of Debt			(6,846,742)	(6,846,742)
Fund Balance- Non-Spendable	-			-
Fund Balance- Restricted	1,974	538,069		540,043
Fund Balance- Unassigned	71,657			71,657
TOTAL NET POSITION	73,632	538,069	(6,846,742)	(6,235,041)
	=	=	=	=

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Cherrylane Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/14/21

	2020 Audited Actual	2021 Adopted Budget	2021 Amended Budget	2021 Forecast	YTD Thru 09/30/21 Actual	YTD Thru 09/30/21 Budget	Variance Positive (Negative)	2022 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	4,090,780	4,090,780	4,090,780	4,090,780				4,419,730	Final December 2021
Mill Levy - Debt Service Fund	55.664	55.664	55.664	55.664				55.523	50 Mill Max Debt Service Levy, Gallagherized 15 mills (not capped per the service plan)
Mill Levy - General Fund	15.000	15.000	15.000	15.000				15.000	
Total	70.664	70.664	70.664	70.664				70.523	
Property Tax Revenue - Debt Service Fund	227,709	227,709	227,709	227,709				245,397	AV * Mills / 1,000
Property Tax Revenue - General Fund	61,362	61,362	61,362	61,362				66,296	AV * Mills / 1,000
Total	289,071	289,071	289,071	289,071				311,693	

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COMBINED FUNDS									
REVENUE									
Property taxes	289,117	289,071	289,071	289,071	291,203	289,071	2,132	311,693	15 mills for ops, 50 mills adjusted for debt 6.0% of property taxes Budget high to allow for contingency
Specific ownership taxes	21,214	17,869	17,869	20,235	17,492	11,913	5,579	18,702	
Interest & other income	2,887	1,139	6,139	750	531	855	(324)	5,600	
TOTAL REVENUE	313,219	308,079	313,079	310,056	309,225	301,838	7,387	335,995	
EXPENDITURES									
Administration									
Accounting	15,080	15,965	15,965	15,965	9,915	12,064	2,149	16,450	Qtrly financials, budgets, AP, audit, cert Based on 2022 Engagement Letter
Audit	5,400	5,670	5,670	5,600	5,600	5,670	70	5,500	
Legal	10,981	10,000	10,000	10,000	6,717	7,500	783	10,500	Legal & Administration
Treasurer's fees	4,332	4,336	4,336	4,351	4,373	4,336	(37)	4,675	1.5 % of property taxes
Election	1,279	-	-	-	-	-	-	3,500	Assume Canceled
Insurance, bonds & SDA dues	2,938	3,300	3,300	3,051	3,051	3,300	249	3,300	D&O, liability & ppty Insurance. SDA dues.
Miscellaneous	138	1,200	1,200	1,000	973	900	(73)	1,800	For potential needs
Contingency	-	15,000	10,000	7,500	-	-	-	10,000	Contingency
Debt Service									
Bond interest	167,475	166,688	166,688	166,688	83,344	83,344	-	165,113	Series A- Per Amortization Schedule
Bond principal	15,000	30,000	30,000	30,000	-	-	-	35,000	Series A- Per Amortization Schedule
Developer Note Repayment	35,000	20,000	45,000	45,000	-	15,000	15,000	30,000	Use available funds to pay down dev note
Debt issuance expense & trustee fees	6,260	6,900	6,900	6,900	6,038	6,675	637	6,900	Annual and monthly fees
Capital Outlay									
	-	-	-	-	-	-	-	-	Infrastructure complete
TOTAL EXPENDITURES	263,883	279,059	299,059	296,054	120,011	138,789	18,778	292,738	
REVENUE OVER / (UNDER) EXPENDITURES	49,336	29,021	14,021	14,002	189,215	163,050	26,165	43,257	
OTHER SOURCES / (USES)									
Developer advances, net of repayments	-	-	-	-	-	-	-	-	No Advances Needed Completed in 2018
Bond proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	49,336	29,021	14,021	14,002	189,215	163,050	26,165	43,257	
BEGINNING FUND BALANCE	373,150	410,667	414,950	422,486	422,486	410,667	11,819	436,488	
ENDING FUND BALANCE	422,486	439,688	428,971	436,488	611,700	573,716	37,984	479,744	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	2,515	3,465	3,465	3,300	-	-	-	3,465	Prepaid Insurance & SDA Dues
TABOR emergency reserve	1,980	1,412	1,262	1,974	1,974	-	-	2,258	3% of operating expenditures
Restricted For debt service	387,315	411,426	411,426	419,561	538,069	-	-	464,588	Reserve Fund + Bond Payment Fund
Unassigned	30,675	23,385	12,818	11,652	71,657	-	-	9,433	
TOTAL ENDING FUND BALANCE	422,486	439,688	428,971	436,488	611,700	573,716	37,984	479,744	
=	=	=	=	=	=	=	=	=	

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Cherrylane Metropolitan District
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Modified Accrual Basis For the Period Indicated

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GENERAL FUND									
REVENUE									
Property taxes	61,372	61,362	61,362	61,362	61,814	61,362	453	66,296	15 mills (not capped per the service plan)
Specific ownership taxes	4,503	3,068	3,068	4,295	3,713	2,045	1,668	3,978	6.0% of property taxes
Interest income	141	-	-	150	118	-	118	-	
Other income	-	-	5,000	-	-	-	-	5,000	Budget high to allow for contingency
Allowance for Uncollected Taxes	-	-	-	-	-	-	-	-	
TOTAL REVENUE	66,016	64,430	69,430	65,807	65,645	63,407	2,238	75,274	
EXPENDITURES									
Administration									
Accounting	15,080	15,965	15,965	15,965	9,915	12,064	2,149	16,450	Qtrly financials, budgets, AP, audit, cert
Audit	5,400	5,670	5,670	5,600	5,600	5,670	70	5,500	Based on 2022 Engagement Letter
Legal	10,981	10,000	10,000	10,000	6,717	7,500	783	10,500	Legal & Administration
Bank Fees	138	-	-	-	-	-	-	-	
Treasurer's fees	920	920	920	935	928	920	(8)	994	1.5 % of property taxes
Election	1,279	-	-	-	-	-	-	3,500	Assume Canceled
Insurance, bonds & SDA dues	2,938	3,300	3,300	3,051	3,051	3,300	249	3,300	D&O, liability & ppty Insurance. SDA dues.
Website	-	-	-	950	950	-	(950)	600	Quarterly maintenance @ \$150 per quarter
Miscellaneous	-	1,200	1,200	50	23	900	877	1,200	For potential needs
Contingency	-	10,000	5,000	2,500	-	-	-	5,000	Unforeseen needs
Debt Service									
Repay Developer Advance - Interest	-	-	-	-	-	-	-	-	
Repay Developer Advance - Principal	35,000	20,000	45,000	45,000	-	15,000	15,000	30,000	Use available funds to pay down dev note
TOTAL EXPENDITURES	71,735	67,055	87,055	84,051	27,184	45,354	18,170	77,044	
REVENUE OVER / (UNDER) EXPENDITURES	(5,719)	(2,626)	(17,626)	(18,244)	38,461	18,053	20,408	(1,770)	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	-	-	-	-	-	-	-	
Developer advances (repayments)	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(5,719)	(2,626)	(17,626)	(18,244)	38,461	18,053	20,408	(1,770)	
BEGINNING FUND BALANCE	40,890	30,887	35,171	35,171	35,171	30,887	4,283	16,927	
ENDING FUND BALANCE	35,171	28,262	17,545	16,927	73,632	48,940	24,691	15,156	
	=	=	=	=	=	=	=	=	

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	2020 Audited Actual	2021 Adopted Budget	2021 Amended Budget	2021 Forecast	YTD Thru 09/30/21 Actual	YTD Thru 09/30/21 Budget	Variance Positive (Negative)	2022 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property taxes	227,746	227,709	227,709	227,709	229,388	227,709	1,679	245,397	50 Mill Max Debt Service Levy, Gallagherized 6.0% of property taxes Based on 2021 Forecast
Specific ownership taxes	16,711	14,801	14,801	15,940	13,779	9,867	3,911	14,724	
Interest income	2,746	1,139	1,139	600	413	855	(442)	600	
Allowance for Uncollected Taxes	-	-	-	-	-	-	-	-	
TOTAL REVENUE	247,202	243,650	243,650	244,249	243,580	238,431	5,149	260,721	
EXPENDITURES									
Treasurer's fees	3,412	3,416	3,416	3,416	3,445	3,416	(29)	3,681	1.5 % of property taxes
Series 2018A Bond interest	167,475	166,688	166,688	166,688	83,344	83,344	-	165,113	Series A- Per Amortization Schedule
Series 2018A Bond principal	15,000	30,000	30,000	30,000	-	-	-	35,000	Series A- Per Amortization Schedule
Series 2018B Bond interest	-	-	-	-	-	-	-	-	Expected to start in 2023
Series 2018B Bond principal	-	-	-	-	-	-	-	-	Expected to start in 2040
Developer advance interest	-	-	-	-	-	-	-	-	
Developer advance principal	-	-	-	-	-	-	-	-	
Paying agent / trustee fees	6,260	6,900	6,900	6,900	6,038	6,675	637	6,900	Annual and monthly fees
Debt issuance expense	-	-	-	-	-	-	-	-	
Contingency	-	5,000	5,000	5,000	-	-	-	5,000	Contingency
TOTAL EXPENDITURES	192,147	212,003	212,003	212,003	92,826	93,434	608	215,693	
REVENUE OVER / (UNDER) EXPENDITURES	55,055	31,646	31,646	32,246	150,754	144,997	5,757	45,027	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	-	-	-	-	-	-	-	
Bond proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	55,055	31,646	31,646	32,246	150,754	144,997	5,757	45,027	
BEGINNING FUND BALANCE	332,260	379,779	379,779	387,315	387,315	379,779	7,536	419,561	
ENDING FUND BALANCE	387,315	411,426	411,426	419,561	538,069	524,776	13,293	464,588	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Series 2018 A Reserve Fund	287,077	251,750	251,750	251,750	251,750	-	-	251,750	Required by Indenture
Series 2018 A Surplus Fund	-	159,676	159,676	167,811	169,905	-	-	212,838	Build until reaches \$319,000
Series 2018 A Bond Payment Fund	95,616	-	-	-	113,347	-	-	-	
Series 2018 B Bond Payment Fund	6	-	-	-	6	-	-	-	
Internal / Other Balances	4,617	-	-	-	3,061	-	-	-	
TOTAL ENDING FUND BALANCE	387,315	411,426	411,426	419,561	538,069	524,776	13,293	464,588	
=	=	=	=	=	=	=	=	=	

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