

**CHERRYLANE METROPOLITAN DISTRICT**  
**(the “District”)**

**2020 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 2020 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 2020.*

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 2020.*

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, 2020.*

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, 2020.*

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 Improvement in 2020.*

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, 2020 is \$4,090,780.*

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 2021.*

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 2020 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 17<sup>th</sup> day of May, 2021.

**EXHIBIT A**  
**2021 BUDGET**

**CHERRYLANE METROPOLITAN DISTRICT**  
**2021 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 2021 the District will impose a mill levy of 15.000 mills that will generate property tax revenue to cover General Fund expenditures. This mill levy when combined with the beginning fund balance is budgeted to be sufficient to provide for administrative and operation expenditures for the budget year. The District will also impose a mill levy of 50 mills, adjusted per the Gallagher Amendment to 55.664 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, 2020**

	General Fund	Debt Service Fund	Fixed Assets & LTD	Total
<b>ASSETS</b>				
<b>CASH</b>				
First Bank Checking	36,986			36,986
Colotrust	124,233			124,233
UMB Bank - Series A Bond Fund	-	95,448		95,448
UMB Bank - Series A Bond Reserve		286,984		286,984
UMB Bank - Series A Bond COI		-		-
UMB Bank - Series A Surplus		-		-
UMB Bank - Series B Bond Fund		6		6
Pooled Cash	(95,809)	95,809		-
<b>TOTAL CASH</b>	<b>65,410</b>	<b>478,247</b>	<b>-</b>	<b>543,657</b>
<b>OTHER CURRENT ASSETS</b>				
Due From County Treasurer	-	-		-
Property Taxes Receivable	454	1,942		2,395
Prepaid Expense	-			-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>454</b>	<b>1,942</b>	<b>-</b>	<b>2,395</b>
<b>FIXED ASSETS</b>				
Capital Assets, Net			-	-
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>65,864</b>	<b>480,189</b>	<b>-</b>	<b>546,052</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>				
<b>CURRENT LIABILITIES</b>				
Accounts Payable	3,544			3,544
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,544</b>	<b>-</b>	<b>-</b>	<b>3,544</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Taxes	454	1,942		2,395
<b>TOTAL DEFERRED INFLOWS</b>	<b>454</b>	<b>1,942</b>	<b>-</b>	<b>2,395</b>
<b>LONG-TERM LIABILITIES</b>				
General Obligation Bonds- Series A			3,190,000	3,190,000
General Obligation Bonds- Series B			574,000	574,000
Developer Advances - Capital			2,361,024	2,361,024
Developer Advances - Operations			90,600	90,600
Accrued But Unpaid Int - Series B Bonds			70,489	70,489
Accrued Interest - Series A & B Bonds			15,720	15,720
Accrued Interest - Dev Advance - Operations			19,815	19,815
Accrued Interest - Dev Advance - Capital			332,630	332,630
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>6,654,278</b>	<b>6,654,278</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>3,997</b>	<b>1,942</b>	<b>6,654,278</b>	<b>6,660,218</b>
<b>NET POSITION</b>				
Inv in Capital Assets, Net of Debt			(6,654,278)	(6,654,278)
Fund Balance- Non-Spendable	-			-
Fund Balance- Restricted	1,213	478,247		479,460
Fund Balance- Unassigned	60,653			60,653
<b>TOTAL NET POSITION</b>	<b>61,866</b>	<b>478,247</b>	<b>(6,654,278)</b>	<b>(6,114,165)</b>

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

Print Date: 1/10/21

	2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	2,368,090	4,090,780	-	4,090,780				4,090,780	Final AV from County
Mill Levy - Debt Service Fund	54.152	55.664	-	55.664				55.664	50 Mill Max Debt Service Levy, Gallagherized
Mill Levy - General Fund	15.000	15.000	-	15.000				15.000	15 mills (not capped per the service plan)
Total	69.152	70.664	-	70.664				70.664	
Property Tax Revenue - Debt Service Fund	128,237	227,709	-	227,709				227,709	AV * Mills / 1,000
Property Tax Revenue - General Fund	35,521	61,362	-	61,362				61,362	AV * Mills / 1,000
Total	163,759	289,071	-	289,071				289,071	

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<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property taxes	163,753	289,071	-	289,071	286,935	289,071	(2,136)	289,071	15 mills for ops, 50 mills adjusted for debt
Specific ownership taxes	12,917	18,790	-	18,790	13,770	12,527	1,243	17,869	5.0% of property taxes
Interest & other income	8,348	6,000	(3,115)	2,885	2,560	4,500	(1,940)	1,139	.3% of Fund Balance
<b>TOTAL REVENUE</b>	<b>185,017</b>	<b>313,861</b>	<b>(3,115)</b>	<b>310,746</b>	<b>303,264</b>	<b>306,098</b>	<b>(2,833)</b>	<b>308,079</b>	
<b>EXPENDITURES</b>									
<u><b>Admininstration</b></u>									
Accounting	13,772	15,500	-	15,500	12,013	12,683	670	15,965	Qtrly financials, budgets, AP, audit, cert
Audit	5,200	5,500	100	5,400	5,400	5,500	100	5,670	Based on 2020
Legal	9,905	15,500	7,500	8,000	5,298	11,625	6,327	10,000	Legal & Administration
Treasurer's fees	2,456	4,336	-	4,336	4,297	4,336	39	4,336	1.5 % of property taxes
Election	-	3,500	2,221	1,279	1,279	3,500	2,221	-	Not an election year
Insurance, bonds & SDA dues	2,796	3,200	162	3,038	2,938	3,200	262	3,300	D&O, liability & ppty Insurance. SDA dues.
Miscellaneous	2	1,200	(100)	1,300	98	900	802	1,200	For potential needs
Contingency	-	15,000	5,000	10,000	-	-	-	15,000	Contingency
<u><b>Debt Service</b></u>									
Bond interest	167,475	167,475	-	167,475	83,738	83,738	-	166,688	Series A- Per Amortization Schedule
Bond principal	-	15,000	-	15,000	-	-	-	30,000	Series A- Per Amortization Schedule
Developer Note Repayment	-	25,000	(10,000)	35,000	15,000	18,750	3,750	20,000	Use available funds to pay down dev note
Debt issuance expense & trustee fees	6,889	6,900	-	6,900	6,241	6,675	434	6,900	Annual and monthly fees
<u><b>Capital Outlay</b></u>	-	-	-	-	-	-	-	-	Infrastructure complete
<b>TOTAL EXPENDITURES</b>	<b>208,495</b>	<b>278,111</b>	<b>4,883</b>	<b>273,228</b>	<b>136,301</b>	<b>150,906</b>	<b>14,606</b>	<b>279,059</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>(23,479)</b>	<b>35,750</b>	<b>1,768</b>	<b>37,517</b>	<b>166,964</b>	<b>457,004</b>	<b>(17,439)</b>	<b>29,021</b>	
<b>OTHER SOURCES / (USES)</b>									
Developer advances, net of repayments	-	-	-	-	-	-	-	-	No funds available
Bond proceeds	-	-	-	-	-	-	-	-	Completed in 2018
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(23,479)</b>	<b>35,750</b>	<b>1,768</b>	<b>37,517</b>	<b>166,964</b>	<b>151,441</b>	<b>15,523</b>	<b>29,021</b>	
<b>BEGINNING FUND BALANCE</b>	<b>396,628</b>	<b>368,641</b>	<b>4,508</b>	<b>373,149</b>	<b>373,149</b>	<b>368,641</b>	<b>4,508</b>	<b>410,667</b>	
<b>ENDING FUND BALANCE</b>	<b>373,149</b>	<b>404,391</b>	<b>6,276</b>	<b>410,667</b>	<b>540,113</b>	<b>520,082</b>	<b>20,031</b>	<b>439,688</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Non-Spendable	-	3,360	(60)	3,300	-	3,360	-	3,465	Prepaid Insurance & SDA Dues
TABOR emergency reserve	1,150	1,660	(446)	1,213	1,213	1,660	(446)	1,412	3% of operating expenditures
Restricted For debt service	332,260	382,129	(2,349)	379,779	478,247	475,907	2,340	411,426	Reserve Fund + Bond Payment Fund
Unassigned	39,740	17,243	9,131	26,374	60,653	39,155	18,137	23,385	
<b>TOTAL ENDING FUND BALANCE</b>	<b>373,149</b>	<b>404,391</b>	<b>6,276</b>	<b>410,667</b>	<b>540,113</b>	<b>520,082</b>	<b>20,031</b>	<b>439,688</b>	
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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: 1/10/21

	2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	Budget Notes/Assumptions
<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property taxes	35,520	61,362	-	61,362	60,908	61,362	(453)	61,362	15 mills (not capped per the service plan)
Specific ownership taxes	2,802	3,989	-	3,989	2,923	2,659	264	3,068	5.0% of property taxes
Interest income	0	-	85	85	83	-	83	-	
Other income	-	-	-	-	-	-	-	-	
Allowance for Uncollected Taxes	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>38,322</b>	<b>65,351</b>	<b>85</b>	<b>65,436</b>	<b>63,914</b>	<b>64,021</b>	<b>(107)</b>	<b>64,430</b>	
<b>EXPENDITURES</b>									
<u>Administration</u>									
Accounting	13,772	15,500	-	15,500	12,013	12,683	670	15,965	Qtrly financials, budgets, AP, audit, cert
Audit	5,200	5,500	100	5,400	5,400	5,500	100	5,670	Based on 2020
Legal	9,905	15,500	7,500	8,000	5,298	11,625	6,327	10,000	Legal & Administration
Bank Fees	-	-	(100)	100	98	-	(98)	-	
Treasurer's fees	533	920	-	920	912	920	8	920	1.5 % of property taxes
Election	-	3,500	2,221	1,279	1,279	3,500	2,221	-	Not an election year
Insurance, bonds & SDA dues	2,796	3,200	162	3,038	2,938	3,200	262	3,300	D&O, liability & ppty Insurance. SDA dues.
Landscaping	-	-	-	-	-	-	-	-	
Snow removal	-	-	-	-	-	-	-	-	
Water & sewer	-	-	-	-	-	-	-	-	
Utilities	-	-	-	-	-	-	-	-	
Miscellaneous	2	1,200	-	1,200	-	900	900	1,200	For potential needs
Contingency	-	10,000	5,000	5,000	-	-	-	10,000	Unforeseen needs
<u>Debt Service</u>									
Repay Developer Advance - Interest									
Repay Developer Advance - Principal	-	25,000	(10,000)	35,000	15,000	18,750	3,750	20,000	Use available funds to pay down dev note
<b>TOTAL EXPENDITURES</b>	<b>32,208</b>	<b>80,320</b>	<b>4,883</b>	<b>75,438</b>	<b>42,938</b>	<b>57,078</b>	<b>14,140</b>	<b>67,055</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>6,114</b>	<b>(14,970)</b>	<b>4,968</b>	<b>(10,002)</b>	<b>20,976</b>	<b>6,943</b>	<b>14,034</b>	<b>(2,626)</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers in/(out)	-	-	-	-	-	-	-	-	
Developer advances (repayments)	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>6,114</b>	<b>(14,970)</b>	<b>4,968</b>	<b>(10,002)</b>	<b>20,976</b>	<b>6,942</b>	<b>14,034</b>	<b>(2,626)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>34,776</b>	<b>37,232</b>	<b>3,657</b>	<b>40,890</b>	<b>40,890</b>	<b>37,232</b>	<b>3,657</b>	<b>30,887</b>	
<b>ENDING FUND BALANCE</b>	<b>40,890</b>	<b>22,263</b>	<b>8,625</b>	<b>30,887</b>	<b>61,866</b>	<b>44,175</b>	<b>17,691</b>	<b>28,262</b>	
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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: 1/10/21

	2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	Budget Notes/Assumptions
<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>									
Property taxes	128,232	227,709	-	227,709	226,027	227,709	(1,682)	227,709	50 Mill Max Debt Service Levy, Gallagherized
Specific ownership taxes	10,115	14,801	-	14,801	10,847	9,867	979	14,801	5.0% of property taxes
Interest income	8,348	6,000	(3,200)	2,800	2,477	4,500	(2,023)	1,139	.3% of Fund Balance
Allowance for Uncollected Taxes		-		-				-	
<b>TOTAL REVENUE</b>	<b>146,695</b>	<b>248,510</b>	<b>(3,200)</b>	<b>245,310</b>	<b>239,350</b>	<b>242,077</b>	<b>(2,726)</b>	<b>243,650</b>	
<b>EXPENDITURES</b>									
Treasurer's fees	1,923	3,416	-	3,416	3,385	3,416	31	3,416	1.5 % of property taxes
Series 2018A Bond interest	167,475	167,475	-	167,475	83,738	83,738	-	166,688	Series A- Per Amortization Schedule
Series 2018A Bond principal	-	15,000	-	15,000	-	-	-	30,000	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	6,889	6,900	-	6,900	6,241	6,675	434	6,900	Annual and monthly fees
Debt issuance expense	-	-	-	-	-	-	-	-	
Contingency		5,000	-	5,000		3,750	3,750	5,000	Contingency
<b>TOTAL EXPENDITURES</b>	<b>176,287</b>	<b>197,791</b>	<b>-</b>	<b>197,791</b>	<b>93,363</b>	<b>97,578</b>	<b>4,215</b>	<b>212,003</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>(29,593)</b>	<b>50,720</b>	<b>(3,200)</b>	<b>47,520</b>	<b>145,987</b>	<b>144,498</b>	<b>1,489</b>	<b>31,646</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers in/(out)	-	-	-	-	-	-	-	-	
Bond proceeds	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(29,593)</b>	<b>50,720</b>	<b>(3,200)</b>	<b>47,520</b>	<b>145,987</b>	<b>144,498</b>	<b>1,489</b>	<b>31,646</b>	
<b>BEGINNING FUND BALANCE</b>	<b>361,852</b>	<b>331,409</b>	<b>851</b>	<b>332,260</b>	<b>332,260</b>	<b>331,409</b>	<b>851</b>	<b>379,779</b>	
<b>ENDING FUND BALANCE</b>	<b>332,260</b>	<b>382,129</b>	<b>(2,349)</b>	<b>379,779</b>	<b>478,247</b>	<b>475,907</b>	<b>2,340</b>	<b>411,426</b>	
<b>COMPONENTS OF FUND BALANCE:</b>									
Series 2018 A Reserve Fund	251,750	251,750	-	251,750	251,750	251,750	-	251,750	Required by Indenture
Series 2018 A Surplus Fund	80,510	130,379	(2,349)	128,029	226,497	224,157	2,340	159,676	Build until reaches \$319,000
Series 2018 B Surplus Fund	-	-	-	-	-	-	-	-	Only once Series A reaches \$319,000
<b>TOTAL ENDING FUND BALANCE</b>	<b>332,260</b>	<b>382,129</b>	<b>(2,349)</b>	<b>379,779</b>	<b>478,247</b>	<b>475,907</b>	<b>2,340</b>	<b>411,426</b>	
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