

**2022 ANNUAL REPORT**  
**CHERRY HILLS CITY METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S. and Section VIII of the District's Service Plan, the following report of the activities of Cherry Hills City Metropolitan District (the "**District**") from January 1, 2022 to December 31, 2022 is hereby submitted.

A. Boundary changes made or proposed: There were no boundary changes made or proposed during 2022.

B. Intergovernmental Agreements entered into, proposed, or terminated:

**City of Aurora ("City")**

*Intergovernmental Agreement* dated February 21, 2008; describes the rights and responsibilities of the District regarding operation and ownership of public facilities, agreements relative to certain regional improvements and continued oversight by the City.

**City and Various Metropolitan Districts**

*Aurora Regional Improvement Authority No. 6 Establishment Agreement* dated November 17, 2008; establishes the Aurora Regional Improvement Authority No. 6 to provide for the construction and financing of transportation improvements of a regional nature, if any, and provides for the funding thereof.

C. Copies of the District's rules and regulations / Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules and regulations as of December 31, 2022. In the event the District adopts rules and regulations in the future, such documents may be accessed at the offices of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111, or on the District's website: <https://www.cherryhillscitymd.com/>.

D. Summary of litigation involving the District's public improvements: In October 2021, the District was served with a Notice, Claim and Summons to Appear for Trial which was filed in the Arapahoe County Small Claims Court. The complaint alleges the plaintiff sustained damages to landscaping as well as pain and suffering relative to a trash can located near the plaintiff's unit. The trial was held on June 15, 2022, where the District was dismissed from the case. The plaintiff appealed the case to the Arapahoe County Court (the "County Court"). The County Court subsequently entered an Order of Dismissal of the appeal due to the plaintiff's failure to file the required bond. If the plaintiff determines to revive the appeal, the District will diligently dispute the claims.

E. Status of the District's construction of public improvements: The District did not construct any public improvements in 2022.

- F. Conveyances or dedications of facilities or improvements, constructed by the District, to the City: There have been no facilities or improvements constructed by the District that were conveyed or dedicated to and accepted by the City as of December 31, 2022.
- G. Final assessed valuation of the District for the report year: \$2,829,435.
- H. Current year's budget: A copy of the District's 2023 budget is attached hereto as **Exhibit A**.
- I. Audited financial statements for the reporting year (or application for exemption from audit): The 2022 Audit will be provided upon completion.
- J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

**EXHIBIT A**  
**2023 BUDGET**

**Cherry Hills City Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 3,203	\$ 31	\$ -	\$ -	\$ (6,838)
Revenues:					
Property taxes	24,825	42,669	41,549	42,000	62,247
Specific ownership taxes	1,711	2,988	1,313	3,000	4,359
Property taxes ARI	1,625	2,794	2,720	2,794	3,237
Specific ownership taxes ARI	112	196	86	200	227
Developer advances	15,852	-	-	-	-
Interest income	247	100	124	224	100
Total revenues	<u>44,372</u>	<u>48,747</u>	<u>45,792</u>	<u>48,218</u>	<u>70,170</u>
Total funds available	<u>47,575</u>	<u>48,778</u>	<u>45,792</u>	<u>48,218</u>	<u>63,332</u>
Expenditures:					
Accounting	9,084	11,000	9,062	12,000	13,000
Legal	26,703	15,000	15,046	20,000	15,000
Insurance	3,147	3,400	2,998	2,998	3,300
Miscellaneous	81	100	-	-	100
Election	-	4,000	6,434	6,434	7,000
Management	6,447	7,500	7,881	10,000	7,500
Treasurer fees	373	640	623	630	934
Treasurer fees ARI	24	42	41	42	49
Regional Mill levy	1,716	2,948	2,765	2,952	3,415
Website	-	1,000	-	-	1,000
Contingency	-	1,898	-	-	10,628
Emergency reserve (3%)	-	1,250	-	-	1,406
Total expenditures	<u>47,575</u>	<u>48,778</u>	<u>44,850</u>	<u>55,056</u>	<u>63,332</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 942</u>	<u>\$ (6,838)</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 2,509,999</u>			<u>\$ 2,829,435</u>
General Operations Mill Levy		<u>17.000</u>			<u>22.000</u>
Contractual Obligation Mill Levy.		<u>1.113</u>			<u>1.144</u>

**Cherry Hills City Metropolitan District**  
**Adopted Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 1,363	\$ 1,362	\$ -	\$ 1,371	\$ 1,371
Revenues:					
Interest income	8	-	-	-	-
Developer advances	-	-	-	-	-
Total revenues	<u>8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>1,371</u>	<u>1,362</u>	<u>-</u>	<u>1,371</u>	<u>1,371</u>
Expenditures:					
Engineering	-	1,362	-	-	-
Transfer to Debt Service	-	-	-	-	-
Total expenditures	<u>-</u>	<u>1,362</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending fund balance	<u>\$ 1,371</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,371</u>	<u>\$ 1,371</u>
Total Mill Levy					

**Cherry Hills City Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 398,997	\$ 343,114	\$ 344,198	\$ 410,394	\$ 416,365
Revenues:					
Property taxes	81,286	139,717	136,047	139,717	161,977
Specific ownership taxes	5,602	8,383	4,301	8,600	9,719
Interest income	<u>286</u>	<u>300</u>	<u>764</u>	<u>1,500</u>	<u>1,000</u>
Total revenues	<u>87,174</u>	<u>148,400</u>	<u>141,112</u>	<u>149,817</u>	<u>172,696</u>
Total funds available	<u>486,171</u>	<u>491,514</u>	<u>485,310</u>	<u>560,211</u>	<u>589,061</u>
Expenditures:					
Bond interest expense	137,752	137,750	68,875	137,750	137,750
Treasurer's fees	1,221	2,096	2,041	2,096	2,430
Trustee / paying agent fees	<u>3,000</u>	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>
Total expenditures	<u>141,973</u>	<u>143,846</u>	<u>74,916</u>	<u>143,846</u>	<u>144,180</u>
Ending fund balance	<u>\$ 344,198</u>	<u>\$ 347,668</u>	<u>\$ 410,394</u>	<u>\$ 416,365</u>	<u>\$ 444,881</u>
Assessed value		<u>\$ 2,509,999</u>			<u>\$ 2,829,435</u>
Mill levy		<u>55.664</u>			<u>57.247</u>
Total mill levy		<u>73.777</u>			<u>80.391</u>