

## Cottonwood Greens Metropolitan District No. 2

### General Fund

		2025	2025	2026
	2024 Actual	Budget	Estimated Actual	Budget
Modified accrual basis				
<b>Beginning Balance</b>	(35,404)	22,558	22,558	13,936
<b>Income</b>				
Developer Advances	200,000	120,000	80,000	75,000
Property Taxes	35,884	47,468	47,468	67,646
Specific Ownership Tax	1,258	2,848	2,133	4,059
Tax Related Interest	6	-	-	-
Interest Revenue	18	-	15	-
Fines	100	-	2,700	-
Design Review Fees	2,400	2,000	1,100	2,000
<b>Total Income</b>	<b>239,666</b>	<b>172,316</b>	<b>133,416</b>	<b>148,705</b>
<b>Expense</b>				
Management & Accounting Services	30,089	31,200	31,200	32,760
Design Review Fees	2,400	2,000	1,400	2,000
Legal	19,985	12,000	12,375	8,493
Audit/Tax Prep	12,500	10,000	8,800	9,240
Election	-	5,000	-	-
Insurance	2,629	2,734	2,387	2,506
Engineers	-	-	-	-
Treasurers Fees	538	949	847	1,353
Bad Debt	-	-	100	-
Office	199	500	798	642
ADA Remediation	-	2,000	1,126	200
Dues & Subscriptions	502	527	498	523
Utilities/Water	35,518	25,000	18,108	14,763
Landscape Contract	65,498	55,000	46,778	49,117
Landscape Repairs	9,741	5,000	11,355	12,382
Snow Removal	2,105	1,000	2,460	3,690
Dog Waste Stations	-	-	3,806	-
Contingency	-	5,000	-	5,000
<b>Total Expense</b>	<b>181,704</b>	<b>157,910</b>	<b>142,038</b>	<b>142,669</b>
<b>Excess Revenue (Expenses)</b>	<b>57,962</b>	<b>14,406</b>	<b>(8,622)</b>	<b>6,036</b>
<b>Ending Fund Balance</b>	<b>22,558</b>	<b>36,964</b>	<b>13,936</b>	<b>19,972</b>
<b>Restricted (TABOR)</b>		<b>4,737</b>		<b>4,280</b>

## Cottonwood Greens Metropolitan District No. 2

### Debt Service

		2025	2025	2026
	2024 Actual	Budget	Amended Estimated Actual	Budget
Modified accrual basis				
<b>Beginning Balance</b>	411	8,141	8,141	8,141
<b>Income</b>				
Property Tax	130,502	189,880	189,880	273,531
Specific Ownership Tax	4,724	11,393	8,531	16,412
Interest Revenue	2,961	-	4,003	-
Tax Related Interest	21	-	-	-
Transfer In	-	-	-	-
<b>Total Income</b>	138,208	201,273	202,414	289,943
<b>Expense</b>				
Treasurers Fees	1,958	3,798	3,388	5,471
Paying Agent Fees	7,000	7,000	7,000	7,000
Principal - Bonds	-	-	-	-
Interest - Bonds	121,520	190,475	192,026	277,472
<b>Total Expense</b>	130,478	201,273	202,414	289,943
<b>Ending Fund Balance</b>	8,141	8,141	8,141	8,141

### Capital Projects

		2025	2025	2026
	2024 Actual	Budget	Estimated Actual	Budget
Modified accrual basis				
<b>Beginning Balance</b>	-	-	-	-
<b>Income</b>				
Developer Advance	-	-	-	-
Interest Revenue	-	-	-	-
Debt Proceeds	-	-	-	-
<b>Total Income</b>	-	-	-	-
<b>Expense</b>				
Costs of Issuance	-	-	-	-
Transfer Out	-	-	-	-
Capital Projects	-	-	-	-
<b>Total Expense</b>	-	-	-	-
<b>Ending Fund Balance</b>	-	-	-	-

**Assessed Valuation** 3,265,800 4,373,560

Operating Levy	14.535	15.467
Debt Levy	58.142	62.542
<b>Total Levy</b>	<b>72.677</b>	<b>78.009</b>