



CHEROKEE METROPOLITAN DISTRICT

LETTER OF BUDGET TRANSMITTAL

DATE: January 30, 2020

TO: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2020 Budget and Budget Message for the Cherokee Metropolitan District in El Paso, County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on Tuesday, December 17, 2019. If there are any questions on the budget, please contact:

Amy Lathen, General Manager
Cherokee Metropolitan District
6250 Palmer Park Boulevard
Colorado Springs, CO 80915
Tel: (719) 597-5080
Fax: (719) 597-5145

I, Amy Lathen, as General Manager of the Cherokee Metropolitan District, hereby certify that the attached is a true and correct copy of the 2020 Budget.

By: Amy Lathen



CHEROKEE METROPOLITAN DISTRICT

2020 BUDGET MESSAGE

The Cherokee Metropolitan District is a political subdivision of the State of Colorado. The District provides water and wastewater services; maintains District owned parks and medians, facilitates the installation and maintenance of street lighting; and operates the Cherokee Ridge Golf Course.

The District is governed by a five-member Board, has 44 full-time employees, including the General Manager, and hires seasonal workers for golf course operations. The District contracts with various professionals to provide, Chief Financial Officer functions; attorneys for General Counsel and representation regarding specific legal matters (e.g. water rights negotiations and litigation); engineers specializing in water and wastewater planning and infrastructure projects; and various professional consultants, through separate agreements.

Basis of Accounting

The District prepares its budget on the modified accrual basis of accounting and uses both governmental and proprietary funds to budget and report on its financial position.

Revenues

Rates and Fees

The District collects no ad valorem taxes and is financed through rates and fees that are charged to consumers residing within the District's boundaries, as well as from extra-territorial consumers that have contracted with the District for the provision of water and wastewater services.

Intergovernmental Revenue

The District receives additional revenues from the State of Colorado's Conservation Trust Fund (CTF). The Department of Local Affairs distributes CTF monies quarterly to the District for the provision of Park and Recreational services.

Funds

General Fund

The General Fund accounts for the revenue derived from District residents for the provision of street lighting.

Parks Fund

The Parks Fund accounts for revenues generated from monthly Park Fees assessed by the District, CTF monies derived from the State of Colorado, park facilities rental fees, and any grants received for Park related projects. Expenditures are used for Park maintenance and capital improvements.

Golf Course Enterprise Fund

The Golf Course Enterprise Fund reflects revenues generated from greens fees and retail sales and expenditures range from routine operating expenses to Capital expenditures to improve the facility.

Water and Wastewater Enterprise Fund

This is the major accounting fund for District revenues and operating expenditures. Revenue is derived from rates and fees charged to consumers for the provision of water and wastewater services, loan proceeds, and Grant funds. Expenditures reflected in this fund include, but may not be limited to water and wastewater operations, purchase of water resources, capital improvements, and debt service.

Emergency Reserve

At the end of each year the District, where applicable, reserves that portion of the District's governmental funds' balances necessary to comply with the TABOR Amendment.

Capital Improvements/On the Horizon

The District is anticipating a need to finance major capital improvements beginning in 2020 and running through 2022. The most significant project is necessitated by a compliance order mandated by the State of Colorado regarding effluent discharge treatment limits. This capital project, will be financed through bonds, and is envisioned to be implemented in phases beginning in 2020.

**CHEROKEE METROPOLITAN DISTRICT
RESOLUTION NO 2019-09**

A RESOLUTION ADOPTING THE 2020 BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2020, AND ENDING ON THE LAST DAY OF DECEMBER, 2020.

WHEREAS, the Board of Directors of the Cherokee Metropolitan District has authorized its consultants and staff to prepare and submit a proposed budget to said governing body no later than October 15, 2019; and

WHEREAS, the proposed budget was submitted to the Board of the District for its consideration on October 15, 2019; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado Law and published in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 17, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of § 29-1-301, C.R.S., and Article X, § 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHEROKEE METROPOLITAN DISTRICT OF EL PASO COUNTY, COLORADO, AS FOLLOWS:

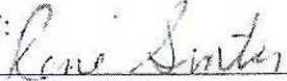
Section 1. Adoption of Budget for 2020. That the budget as submitted, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved and adopted by the Board as the true and accurate budget of the Cherokee Metropolitan District for fiscal year 2020.

Section 2. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto as **Exhibit A**, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

ADOPTED AND APPROVED this 17th day of December, 2019.



Steve Hashbrouck, Board President

ATTEST: 

Rene Sintas, Secretary

EXHIBIT A
BUDGET DOCUMENT

CHEROKEE METROPOLITAN DISTRICT

GENERAL FUND ADOPTED 2020 BUDGET

| | <u>2018 Actual</u> | <u>2019 Estimated</u> | <u>Adopted 2020 Budget</u> |
|-----------------------------------|------------------------|---------------------------|------------------------------------|
| REVENUES | | | |
| Fees | \$ 134,667 | \$ 136,000 | \$ 136,000 |
| Total Revenues | \$ 134,667 | \$ 136,000 | \$ 136,000 |
| EXPENDITURES | | | |
| Lighting | \$ 119,756 | \$ 124,000 | \$ 124,000 |
| Total Expenditures | \$ 119,756 | \$ 124,000 | \$ 124,000 |
| NET CHANGE IN FUND BALANCE | \$ 14,911 | \$ 12,000 | \$ 12,000 |
| FUND BALANCE - BEGINNING | \$ 137,139 | \$ 152,050 | \$ 164,050 |
| FUND BALANCE - ENDING | \$ 152,050 | \$ 164,050 | \$ 176,050 |

CHEROKEE METROPOLITAN DISTRICT

PARKS FUND ADOPTED 2020 BUDGET

| | 2018 Actual | 2019 Estimated | Adopted 2020 Budget |
|-----------------------------------|--------------------------|---------------------------|------------------------------------|
| REVENUES | | | |
| Fees | \$ 171,286 | \$ 174,000 | \$ 174,000 |
| Conservation Trust funds | 118,700 | 140,000 | 140,000 |
| Interest/Miscellaneous income | 5,661 | 2,220 | 1,500 |
| Total Revenues | <u>\$ 295,647</u> | <u>\$ 316,220</u> | <u>\$ 315,500</u> |
| EXPENDITURES | | | |
| Parks, landscape and open space | \$ 210,721 | \$ 209,765 | \$ 252,321 |
| Capital outlay | 58,226 | 114,000 | 50,000 |
| Total Expenditures | <u>\$ 268,947</u> | <u>\$ 323,765</u> | <u>\$ 302,321</u> |
| NET CHANGE IN FUND BALANCE | <u>\$ 26,700</u> | <u>\$ (7,545)</u> | <u>\$ 13,179</u> |
| FUND BALANCE - BEGINNING | <u>\$ 145,282</u> | <u>\$ 171,982</u> | <u>\$ 164,437</u> |
| FUND BALANCE - ENDING | <u><u>\$ 171,982</u></u> | <u><u>\$ 164,437</u></u> | <u><u>\$ 177,616</u></u> |

CHEROKEE METROPOLITAN DISTRICT

WATER AND WASTEWATER ENTERPRISE FUND

ADOPTED 2020 BUDGET

| | 2018 Actual | 2019 Estimated | Adopted 2020 Budget |
|--|----------------------|----------------------|---------------------------|
| REVENUES | | | |
| Water sales | \$ 7,499,725 | \$ 7,546,000 | \$ 7,581,000 |
| Sewer services | 5,178,440 | 5,205,000 | 5,245,000 |
| Water and wastewater tap fees | 1,433,705 | 3,225,587 | 1,794,000 |
| Grant | 118,216 | 15,000 | - |
| Interest income | 112,672 | 205,000 | 165,000 |
| Miscellaneous income | 356,978 | 385,235 | 288,150 |
| Total Revenues | <u>\$ 14,699,736</u> | <u>\$ 16,581,822</u> | <u>\$ 15,073,150</u> |
| EXPENDITURES | | | |
| Water system | | | |
| Purchased water | \$ 26,316 | \$ 19,610 | \$ 20,000 |
| Pumping | 895,229 | 957,350 | 1,014,500 |
| Treatment | 239,640 | 239,600 | 258,011 |
| Transmission and distribution | 1,211,530 | 1,240,122 | 1,377,832 |
| Employee benefits and training | 422,027 | 509,532 | 623,506 |
| Total Water system | <u>\$ 2,794,742</u> | <u>\$ 2,966,214</u> | <u>\$ 3,293,849</u> |
| Wastewater system | | | |
| Treatment | \$ 1,963,310 | \$ 1,660,434 | \$ 1,777,533 |
| Collections | 577,358 | 591,000 | 705,000 |
| Total Wastewater system | <u>\$ 2,540,668</u> | <u>\$ 2,251,434</u> | <u>\$ 2,482,533</u> |
| Support Services | | | |
| Engineering and Pretreatment | \$ 326,174 | \$ 248,320 | \$ 346,569 |
| Safety and Technical Services | 332,099 | 391,761 | 292,586 |
| Employee benefits and training | 88,573 | 129,116 | 197,290 |
| Total Support Services | <u>\$ 746,846</u> | <u>\$ 769,197</u> | <u>\$ 836,445</u> |
| Other | | | |
| General and administrative | \$ 1,856,781 | \$ 1,692,665 | \$ 1,738,547 |
| Capital expenditures | 3,003,409 | 1,600,000 | 5,184,240 |
| Debt principal payments | 1,275,153 | 1,315,390 | 1,353,798 |
| Interest and bond fees | 828,190 | 865,853 | 838,294 |
| Total Other | <u>\$ 6,963,533</u> | <u>\$ 5,473,908</u> | <u>\$ 9,114,879</u> |
| Total Expenditures | <u>\$ 13,045,789</u> | <u>\$ 11,460,753</u> | <u>\$ 15,727,707</u> |
| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | <u>\$ 1,653,947</u> | <u>\$ 5,121,069</u> | <u>\$ (654,557)</u> |
| OTHER FINANCING SOURCES (USES) | | | |
| Net Other Financing Sources (Uses) | \$ - | \$ (288,000) | \$ (520,000) |
| Total Other Financing Sources (Uses) | <u>\$ -</u> | <u>\$ (288,000)</u> | <u>\$ (520,000)</u> |
| EXCESS OF REVENUE OVER EXPENSES | <u>\$ 1,653,947</u> | <u>\$ 4,833,069</u> | <u>\$ (1,174,557)</u> |
| FUNDS AVAILABLE - BEGINNING | <u>\$ 8,963,901</u> | <u>\$ 10,617,848</u> | <u>\$ 15,450,916</u> |
| FUNDS AVAILABLE - ENDING | <u>\$ 10,617,848</u> | <u>\$ 15,450,916</u> | <u>\$ 14,276,359</u> |

CHEROKEE METROPOLITAN DISTRICT

GOLF COURSE FUND ADOPTED 2020 BUDGET

| | 2018 Actual | 2019 Estimated | Adopted 2020 Budget |
|--|---------------------|---------------------|---------------------------|
| REVENUES | | | |
| Golf revenues | \$ 797,725 | \$ 821,000 | \$ 841,000 |
| Resale | 236,132 | 242,000 | 237,000 |
| Miscellaneous | 5,275 | - | - |
| Total Revenues | <u>\$ 1,039,132</u> | <u>\$ 1,063,000</u> | <u>\$ 1,078,000</u> |
| EXPENDITURES | | | |
| Operating expense | \$ 600,679 | \$ 597,200 | \$ 631,822 |
| Resale expense | 190,487 | 167,500 | 152,500 |
| General and administrative | 180,856 | 207,957 | 229,431 |
| Capital expenditures | 96,895 | 37,643 | 58,500 |
| Total Expenditures | <u>\$ 1,068,917</u> | <u>\$ 1,010,300</u> | <u>\$ 1,072,253</u> |
| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | <u>\$ (29,785)</u> | <u>\$ 52,700</u> | <u>\$ 5,747</u> |
| FUNDS AVAILABLE - BEGINNING | <u>\$ 61,282</u> | <u>31,497</u> | <u>\$ 84,197</u> |
| FUNDS AVAILABLE - ENDING | <u>\$ 31,497</u> | <u>\$ 84,197</u> | <u>\$ 89,944</u> |

PUBLIC NOTICES

Combined Notice of Sale 2019-023

COMBINED NOTICE - PUBLICATION
CRS §38-38-101 FORECLOSED SALE
NO. 2019-023

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 13, 2019, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Elbert records.

Original Grantor(s) KENT PHILLIP WOLBERT

Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CATALYST LENDING, INC.

Current Holder of Evidence of Debt PENNYMAC LOAN SERVICES, LLC

Date of Deed of Trust June 30, 2016
County of Recording Elbert

Recording Date of Deed of Trust July 05, 2016
Recording Information (Reception No. and/or Book/Page No.) 560337 Book, 769 Page, 212

Original Principal Amount \$403,555.00
Outstanding Principal Balance \$383,802.09

Pursuant to CRS §38-38-101(4)(c), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 12, BOW MEADOWS TOGETHER WITH AN UNDIVIDED 1/40TH INTEREST IN AND TO THE GENERAL COMMON AREA PROPERTY AS THE SAME APPEARS ON THE RECORDED PLAT THEREOF, KNOWN AS IRVING A, COUNTY OF ELBERT, STATE OF COLORADO.

Also known by street and number as: 33530 MEADOW HILL LANE, ELIZABETH, CO 80107.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCLUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 AM on Wednesday, 12/18/2019, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns thereon, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 10/24/2019
Last Publication 11/21/2019

Name of Publication Ranchland News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED:

DATE: 08/15/2019

Sheryl L. Hewlett, Public Trustee in and for the County of Elbert, State of Colorado

By Sheryl L. Hewlett, Public Trustee

Original Principal Amount \$306,801.00
Outstanding Principal Balance \$270,119.48

Pursuant to CRS §38-38-101(4)(c), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

SE 1/4 NE 1/4 NW 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH RANGE 59 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO

Also known by street and number as: 37694 County Road 46, Matheson, CO 80830-9505

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCLUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 AM on Wednesday, 01/08/2020, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns thereon, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/14/2019
Last Publication 12/12/2019

Name of Publication Ranchland News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED:

DATE: 05/28/2019

Sheryl L. Hewlett, Public Trustee in and for the County of Elbert, State of Colorado

By Sheryl L. Hewlett, Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Alison L. Berry #34551

Janeway Law Firm PC 9800 S Meridian Blvd, Suite 100, Englewood, CO 80112 (303) 706-9991

Attorney File # 19-021653

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

(Public Trustees' Association of Colorado Revised 1/2015)

First Publication November 14, 2019
Final Publication December 12, 2019

In Ranchland News

Legal No. 268

Determinations of Water Right

BEFORE THE COLORADO GROUND
WATER COMMISSION

KIOWA-BIHOI DESIGNATED GROUND
WATER BASIN, ELBERT COUNTY

TAKE NOTICE that pursuant to Section 17-90-(07.5), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Stefan Trettenbacher has submitted an application to the Colorado

Water and Sanitation District for the property. Each objection must be accompanied by a \$10 fee and must be received by the Commission Staff, Colorado Ground Water Commission, 1413 Sherman Street, Room 821, Denver, Colorado 80203 by December 21, 2019.
First Publication November 14, 2019
Final Publication November 21, 2019
In Ranchland News
Legal No. 273

★ NOTICE AS TO PROPOSED 2020 BUDGET

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the CHEROKEE METROPOLITAN DISTRICT for the ensuing year of 2020. A copy of such proposed budget is on file at the Cherokee Metropolitan District, located at 6250 Palmer Park Blvd., Colorado Springs, Colorado 80915, where same is open for public inspection. Such proposed budget will be considered at a Regular Meeting of the Cherokee Metropolitan District scheduled for 5:30 p.m. on Tuesday, December 17th, 2019 at 6250 Palmer Park Blvd., Colorado Springs, Colorado.

Any interested elector within the District may inspect the proposed 2020 budget and file or register any objections at any time prior to the final adoption of the proposed 2020 Budget. The meeting is open to the public.
BY ORDER OF THE BOARD OF DIRECTORS,
CHEROKEE METROPOLITAN DISTRICT
By: s/ Amy Lathen, General Manager

Published November 13, 2019
In Ranchland News
Legal No. 270

LEGAL NOTICE- INVITATION TO BID

United Water and Sanitation District (UWS) is requesting sealed Bids for the "BI Eaton Augmentation Station". All sealed Bids are to be delivered to UWS's office (front desk) at 8301 East Prentice Avenue, Suite 100, Greenwood Village, CO 80111 by 10:00 a.m. local time on Monday, November 18, 2019, and clearly labeled "BI Eaton Augmentation Station- Sealed Bid". Bids received after that date and time will not be considered. The bid opening will be held at the address above on Monday, November 18, 2019 at 2:00 p.m. Plan sets will be available on or after 12:00 p.m. on November 15, 2019 and can be obtained at UWS's office for \$200 per set (non-refundable) with an additional \$50 fee for local mailing. The Project consists of: 1) clean and grub site; 2) grading including excavation, haul, placing, and compaction of materials as necessary to construct the project; 3) dewatering; 4) construct flume structure and pipeline; 5) construct check structure; 6) and miscellaneous appurtenances as depicted in the plan set.

United Water & Sanitation District
By Drew Damiano
Date: November 5, 2019
Published November 14, 2019
In Ranchland News
Legal No. 272

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Plan Commission of the Town of Elizabeth hold a public hearing concerning the adoption of the Elizabeth Comprehensive Plan pursuant to C.R.S. § 31-23-208.

The public hearing before the Plan Commission of the Town of Elizabeth be held on Tuesday, December 3, 2019 6:30 p.m., or as soon as possible thereafter. The public hearing shall be held in the Elizabeth Town Hall, 151 S. Banner St., Elizabeth, Colorado, or at such other place in the event this hearing is adjourned. Further information is available through Town at (303) 646-4160.

ALL INTERESTED PERSONS
MAY ATTEND
Published November 14, 2019
In Ranchland News
Legal No. 274

Public Notice

ASR LPN:
PUBLIC NOTICE: Industrial Tower West, is proposing to build a 200 foot Self-Surf Telecommunications Tower FAA light not required. The site location is South of Section 26, T-10-S, R-60-W, Smla, F County, Colorado 80835 (39.08, 104.989, N 104.04' 46.935272' W). The Fed Communications Commission (FCC) Ant Structure Registration (ASR, Form 854) number is A11-3863.

ENVIRONMENTAL EFFECTS - Interested persons may review the application (w/ fee gov/asr applications) by entering the number. Environmental concerns may be registered by filing a Request for Environmental Review (www.fcc.gov/asr/environmental) and online filings are strongly encouraged. The mailing address to file a paper copy: FCC Requests for Environmental Review, Ramon Williams, 445 12th St SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS: Public comment regarding potential effects on historic property may be submitted within 30 days from the date of this publication to: Talle Hogrefe, Terracon, 10625 W I-70 Frontage Road N, Suite Wheat Ridge, CO 80033, (303) 423-3300, thogrefe@terracon.com
Published November 14, 2019
In Ranchland News
Legal No. 271

Stray

STRAY - One black crossbred bull, brand "Bw L string connected M string connect on left rib, branded "7 stacked Triangle" or hip, approx 1100 to 1200 lbs, no tags. Lives must be claimed by legal owner within 10 or will be sold by Colorado Brand Board information call 720-925-8279 or 303-9160.
Published November 14, 2019
In Ranchland News
Legal No. 269

Without public notices,