

CORNERSTONE METROPOLITAN DISTRICT NO. 1

January 21, 2025

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Cornerstone Metropolitan District No. 1
LG ID #65390

Attached is the 2025 Budget for Cornerstone Metropolitan District No. 1 in Montrose County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 18, 2024. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Montrose County is 0.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$770, the total property tax revenue is \$0. A copy of the certification of mill levies sent to the County Commissioners for Montrose County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Montrose County, Colorado.

Sincerely,



Eric Weaver
District Administrator

Enclosure(s)

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

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245 Century Circle, Suite 103
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RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 1

TO ADOPT 2025 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CORNERSTONE METROPOLITAN DISTRICT NO. 1, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Cornerstone Metropolitan District No. 1 has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on November 18, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Cornerstone Metropolitan District No. 1, Montrose County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Cornerstone Metropolitan District No. 1 for the year stated above, as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management's best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 1
(CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE CORNERSTONE METROPOLITAN DISTRICT, MONTROSE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Cornerstone Metropolitan District, No. 1, has adopted the annual budget in accordance with the Local Government Budget Law, on November 18, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$0.00 and;

WHEREAS, the Cornerstone Metropolitan District No. 1 finds that it is required to temporarily lower the general operating mill levy to render a refund for \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$0.00, and;

WHEREAS, the 2024 valuation for assessment for the Cornerstone Metropolitan District No. 1, as certified by the County Assessor is \$770.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CORNERSTONE METROPOLITAN DISTRICT NO. 1, MONTROSE COUNTY, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Cornerstone Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills.

Section 3. That for the purpose of meeting all capital expenditures of the Cornerstone Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 1
(CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for bonds and interest of the Cornerstone Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Montrose County, Colorado, the mill levies for the Cornerstone Metropolitan District No. 1 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Montrose County, Colorado, the mill levies for the Cornerstone Metropolitan District No. 1 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 1
(CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CORNERSTONE METROPOLITAN DISTRICT NO. 1, MONTROSE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 18, 2024, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE - CORNERSTONE METROPOLITAN DISTRICT NO. 1, MONTROSE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Operating Expenses	\$ 562,370
Interfund Transfers	<u>90,000</u>
TOTAL GENERAL FUND	\$ 652,370

WATER & SEWER ENTERPRISE FUND

Current Operating Expenditures	\$ 541,588
TOTAL ENTERPRISE FUND	\$ 541,588

RESOLUTIONS OF CORNERSTONE METROPOLITAN DISTRICT NO. 1
(CONTINUED)

TO ADOPT 2025 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 18th day of November, 2024.

Attest:  _____

Title: **President** _____

CORNERSTONE METROPOLITAN DISTRICT NO. 1

2025 BUDGET MESSAGE

Cornerstone Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary facilities and services including but not limited to potable water delivery, internal and offsite roadway systems, sanitary sewer collection and treatment, fire protection, and emergency medical protection.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2025 BUDGET STRATEGY

The District's strategy in preparing the budget is to strive to provide the type of public-purpose facilities desired by the property owners and residents of the District in the most economic manner possible. The District employs one employee to manage the operations of the water and sewer system, all other operations and administrative functions are contracted. The District receives pass-thru funding for operations from property taxes collected by Cornerstone Metropolitan District No. 2.

The District operates a water and sewer enterprise fund whereby fees are charged to the users of the systems to cover a portion of the operating costs of the system, the remainder of which is funded by a transfer from the general fund.

CORNERSTONE METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
October 31, 2024

Date Printed: 1/21/2025

	<u>General Fund</u>	<u>Water & Sewer Fund</u>	<u>Assets & LT Debt</u>	<u>Totals</u>
ASSETS				
CSAFE Checking				-
Colostrust	747,630	660,888		1,408,518
Alpine Checking	91,334			91,334
Alpine Money Market	-			-
Accounts Receivable	-	18,337		18,337
Allowance for Delayed Payments	-	-	-	-
Prepaid Expenses	-			-
Due From CSMD No. 2	-		-	-
Due From COA	-			-
Due From Cornerstone Club	-			-
Capital Assets			17,254,635	17,254,635
Accumulated Depreciation			(8,901,191)	(8,901,191)
TOTAL ASSETS	838,964	679,225	8,353,444	9,871,633
LIABILITIES AND DEFERRED INFLOWS				
Accounts Payable	30,540	-		30,540
Accrued Liabilities	-	-		-
Payroll Tax Payable	280	-		280
Deferred Revenues	-	-		-
Lease Purchases			39,060	39,060
Long-Term Notes Payable to Hunt			7,346,498	7,346,498
Accrued Interest - Hunt Notes			8,354,866	8,354,866
Accrued Interest - Lease Purchase			150	150
TOTAL LIABILITIES & DEFERRED INFLOWS	30,820	-	15,740,574	15,771,394
NET POSITION				
Investment in Fixed Assets, Net of Depreciation			8,353,444	8,353,444
Investment in Long Term Debt			(39,060)	(39,060)
Investment in Hunt Notes & Accrued Interest			(15,701,514)	(15,701,514)
Investment in CMD2 Delayed Receipts				-
Amount to Be Provided A/R Allowance			-	-
Fund Balance	808,144	679,225		1,487,369
TOTAL FUND EQUITY	808,144	679,225	(7,387,131)	(5,899,762)
TOTAL LIABILITIES AND NET POSITION	838,964	679,225	8,353,444	9,871,633
	=	=	=	=

**CORNERSTONE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

**MODIFIED
ACCRUAL
BASIS**

GENERAL FUND	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	10 Months Ended 10/31/2024 Actual	10 Months Ended 10/31/2024 Budget	Variance Favorable (Unfavor.)	2025 Adopted Budget	Budget Comments
REVENUES									
Xfer From No. 2- Operations	430,660	613,570	613,570	624,654	602,158	603,644	(1,485)	628,149	Per District #2
General Operations Fee	-	-	-	-	-	-	-	-	-
Late Fees, Interest, Title Stmt Fees	-	-	-	200	200	-	200	200	Based on PY Forecast
Allowance for Delayed Receipts	-	-	-	15,000	15,000	-	15,000	-	-
Collection of Past Due Balances	-	-	-	-	-	-	-	-	-
Interest Income	57,946	65,000	65,000	62,000	51,958	54,167	(2,208)	41,000	Assuming 4.5% Interest Rate
Collection Legal Fee Recovery	-	-	-	-	-	-	-	-	-
Open Records Requests & Other Income	-	-	-	-	-	-	-	-	-
Utility Reimbursements	-	-	-	-	-	-	-	-	-
Sale of Assets	-	-	-	-	-	-	-	-	-
Road Fees	5,000	10,000	10,000	10,000	10,000	10,000	-	5,000	\$5,000 per unit - Assume one
TOTAL REVENUES	493,607	688,570	688,570	711,854	679,317	667,810	11,506	674,349	
EXPENDITURES									
Operations:									
Accounting & Administration	55,642	76,000	76,000	67,500	52,147	61,000	8,853	71,000	Based on PY Forecast
District Management	-	-	-	-	-	-	-	-	None Anticipated
Billing, Reserve Study & Other Special Services	-	-	-	-	-	-	-	-	None Anticipated
Audit	12,500	12,750	12,750	12,750	12,750	12,750	-	13,400	Per McMahan Proposals
Board Member Compensation	3,860	5,600	5,600	5,600	3,500	3,700	200	5,600	5 meetings \$100 for Primary; \$50 for other, Ins.
Payroll Fees	77	100	100	150	124	83	(41)	150	Quickbooks processing fees
Insurance & Bonds	21,121	22,200	22,200	23,029	23,029	22,200	(829)	26,500	Based on PY Forecast
Worker's Compensation	-	100	100	-	-	-	-	-	Board members now in Enterprise fund
Bond Trustee Fees	6,000	6,000	6,000	6,000	6,000	6,000	-	6,000	\$2500 10A and \$3500 10B bonds
Dues and Subscriptions	1,590	1,600	1,600	2,104	2,104	1,600	(504)	2,200	Based on PY Forecast
Website	-	-	-	2,000	960	-	(960)	2,000	Streamline Annual Fee, Document Remediation
Elections	1,936	1,000	1,000	1,000	299	500	201	4,000	2025 Election- Assume Both Cancelled
Legal	19,415	35,000	35,000	20,000	12,629	28,000	15,371	25,000	Based on PY Forecast
Legal - Collections	-	-	-	-	-	-	-	-	-
Office Expense	3,243	3,500	3,500	3,500	2,820	2,917	96	3,500	Based on PY Forecast
Publication Expense	200	200	200	104	104	100	(4)	200	Based on PY Forecast
Contingency	-	25,000	25,000	-	-	-	-	25,000	Unforeseen Needs
Facility Operations:									
Electricity	5,589	5,800	5,800	6,200	5,188	4,833	(355)	6,500	Welcome Ctr/ Gate, Plus Back Gate
Natural Gas	-	-	-	-	-	-	-	-	-
Telephone & Internet	1,468	1,775	1,775	1,530	985	1,479	494	1,600	Welcome Ctr.
Grounds Maintenance	-	600	600	600	-	600	600	600	Welcome Ctr.
Less Allocations to Functions									
To Road Operations (25%)	(20,529)	(29,794)	(29,794)	(23,958)	(17,737)	(23,978)	(6,241)	(26,175)	Actg, Legal, Mgnt, & Office Operations
To Water & Swr Fund (40%)	(32,846)	(47,670)	(47,670)	(38,332)	(28,379)	(38,365)	(9,985)	(41,880)	Actg, Legal, Mgnt, & Office Operations
To Capital Fund (0%)	-	-	-	-	-	-	-	-	-
TOTAL OPERATIONS EXPENDITURES	79,268	119,761	119,761	89,778	76,523	83,419	6,896	125,195	

**CORNERSTONE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

**MODIFIED
ACCRUAL
BASIS**

GENERAL FUND (CONTINUED)	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	10 Months Ended 10/31/24 Actual	10 Months Ended 10/31/24 Budget	Variance Favorable (Unfavor.)	2025 Adopted Budget	Budget Comments
EXPENDITURES (CONTINUED)									
Road Repairs and Maintenance:									
Contracted Services- Snowplowing	71,842	112,500	112,500	100,000	43,673	56,250	12,578	115,000	Based on 2025 proposal from Contractor
Equipment Lease	43,560	39,930	39,930	39,930	39,930	36,300	(3,630)	-	Lease term ends Nov 2024
Equipment Fuel & Maintenance	20,271	16,000	16,000	14,000	7,179	11,333	4,154	30,000	Fuel & Equipment maintenance, Kubota tractor tires
Sand and Gravel	-	-	-	-	-	-	-	-	-
Misc Road Expenses	31,938	33,000	33,000	57,004	57,004	33,000	(24,004)	6,000	New back gate in 2023/2024
Culvert Cleaning, Repair, and Replacement	-	5,000	5,000	6,000	6,000	5,000	(1,000)	6,000	Along fence line of ranch roads, repair washouts
Equipment Storage Facility & Heating	-	-	-	-	-	-	-	-	-
Storm Water Management- BMP's	-	-	-	-	-	-	-	-	-
Guardrail Maintenance	-	-	-	-	-	-	-	-	-
Sign Maintenance	-	2,000	2,000	-	-	2,000	2,000	4,000	Stop signs, Directional Signage, Pole Replacements
Street Sweeping	-	-	-	-	-	-	-	-	-
Trash Cleanup	-	-	-	-	-	-	-	-	-
Government Springs Road Maintenance	-	5,000	5,000	-	-	5,000	5,000	5,000	Based on 2024 Budget
Shoulder and V Ditch Maintenance	25,012	5,000	5,000	-	-	5,000	5,000	5,000	Motor grader to clean out shoulder ditches, gravel
Crack Seal/ Pavement Repair	61,811	66,000	66,000	73,530	73,530	66,000	(7,530)	204,000	Stem Road, cracks/manhole cover repairs, patching
Weed Control- Road Right-Of-Ways	-	2,500	2,500	-	-	2,500	2,500	2,500	Broadleaf and Noxious Weed Control
Legal- Collections	-	-	-	-	-	-	-	-	All accounts now current
Overhead Allocation (25%)	20,529	29,794	29,794	23,958	17,737	23,978	6,241	26,175	Actg, Legal, Mgmt, & Office Operations
Contingency	-	15,000	15,000	-	-	-	-	25,000	Contingency
TOTAL ROAD EXPENDITURES	274,963	331,724	331,724	314,422	245,053	246,361	1,308	428,675	
Public Safety- Welcome Center									
Staffing	-	-	-	-	-	-	-	-	-
Operating Supplies & Repairs	47,870	3,000	3,000	3,000	646	2,500	1,854	3,000	Gate Repairs
TOTAL WELCOME CENTER EXPENDITURES	47,870	3,000	3,000	3,000	646	2,500	1,854	3,000	
Public Safety- Fire & EMS:									
Training, Equipment, Dispatch Fee	-	-	-	-	-	-	-	-	-
HVFD Stipend	2,000	2,000	2,000	2,000	2,000	2,000	-	3,500	Per Agreement
Fire Mitigation	-	2,000	-	-	-	2,000	2,000	2,000	Brush Clearing As Needed
Worker Compensation Insurance	-	-	-	-	-	-	-	-	-
TOTAL FIRE & EMS EXPENDITURES	2,000	4,000	4,000	2,000	2,000	4,000	2,000	5,500	
TOTAL EXPENDITURES	404,101	458,485	458,485	409,199	324,222	336,281	12,059	562,370	
REVENUE OVER (UNDER) EXPEND.	89,506	230,086	230,086	302,654	355,095	331,530	23,565	111,979	
OTHER SOURCES & (USES)									
Proceeds from Financing	-	-	-	-	-	-	-	-	-
Equipment Purchases	-	-	-	-	-	-	-	-	-
Transfer (to) from Other Funds	(135,000)	(499,000)	(617,000)	(500,000)	(272,000)	(770,000)	498,000	(90,000)	Amt Needed Per Enterprise Fund
Developer Advance - Operations	-	-	-	-	-	-	-	-	-
TOTAL OTHER SOURCES & (USES)	(135,000)	(499,000)	(617,000)	(500,000)	(272,000)	(770,000)	498,000	(90,000)	
CHANGE IN FUND BALANCE	(45,494)	(268,914)	(386,914)	(197,346)	83,095	(438,470)	521,565	21,979	
FUND BALANCE - BEGINNING	770,544	678,568	678,568	725,049	725,049	678,568	46,482	607,704	
FUND BALANCE - ENDING	725,049	409,653	291,653	527,704	808,144	240,097	568,047	629,683	
Categories of Fund Balance:									
Nonspendable	30,950	26,994	26,994	28,968	-	-	-	31,865	
Reserved for TABOR (3% For Emergencies)	14,808	20,657	20,657	21,356	21,356	-	-	20,230	3% of Revenues
Reserved For Capital Replacement	486,000	168,000	11,000	234,000	234,000	-	-	362,000	Net Available
Reserved For Next Year Budget Deficit	-	-	-	-	-	-	-	-	Assume Breakeven Budget
Unassigned	193,291	194,002	233,002	243,380	552,789	-	-	215,588	1/3 yr of exp & Normal Water/Sewer Subsidy
Total Fund Balance- General Fund	725,049	409,653	291,653	527,704	808,144			629,683	

**CORNERSTONE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

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WATER & SEWER ENTERPRISE FUND	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	10 Months Ended 10/31/24 Actual	10 Months Ended 10/31/24 Budget	Variance Favorable (Unfavor.)	2025 Adopted Budget	Budget Comments
Water Consumption in Gallons:									
Residential	1,772,140	1,500,000	1,500,000	2,150,860	2,050,860	1,366,452	684,408	1,900,000	Based on PY usage
Golf Course & Ponds	32,513,240	35,000,000	35,000,000	38,300,000	38,270,349	35,000,000	3,270,349	35,000,000	Assumed minimum need
Club Facilities	572,460	550,000	550,000	622,400	607,400	412,500	194,900	600,000	Based on normal year usage
Flushing & WWTP Consumption		-	-	-		-	-	-	No longer flushing
Non-Metered Water Loss & Tank Fluctuation	1,537,670	2,000,000	2,000,000	1,850,000	1,691,951	1,500,000	191,951	2,000,000	Known Leaks in 2024
Total Gallons Purchased During Year	36,395,510	39,050,000	39,050,000	42,923,260	42,620,560	38,278,952	4,341,608	39,500,000	
Cost of Water Purchased:									
Tri-County Rate	3.40	3.70	3.70	3.70				4.20	14% Minimum per Tri-County estimates
Tri- County Pumping Charge	0.40	0.40	0.40	0.40				0.46	14% Minimum per Tri-County estimates
Booster Pump Utility Costs	1.08	1.12	1.12	1.12				1.18	Based on Electrical Cost Analysis
Cost to Obtain Water- Per 1K Gallons	4.88	5.22	5.22	5.22				5.84	
Add Capital Reserve Charge	1.68	2.03	2.03	2.03				2.91	Increase to Rebuild Capital Reserve
Total Commercial Charge over 15M Gallons	6.56	7.25	7.25	7.25				8.75	
Commercial Rate up to 15M Gallons Calc:									
50% of Payroll Charge	2.77	2.93	2.93	2.93				2.88	Calc to cover 50% of costs
50% of Other Non-Variable Costs	4.90	11.90	11.90	11.90				3.63	Calc to cover 50% of costs
Base Electrical Costs	3.32	3.49	3.49	3.49				3.68	To cover demand charges
Cost of Water Per Above	6.56	7.25	7.25	7.25				8.75	Per Above
Adjustment For Actual Rate Charged	4.98	-	-	-				-	
Total Golf Rate up to 15M Gallons	22.53	25.57	25.57	25.57				18.94	
Water Rates:									
House or Structure Charges Per Quarter:									
Base Rate Use	257.00	300.00	300.00	300.00				342.00	14% Increase per Tri-County estimates
Rate 1 use	19.70	20.70	20.70	20.70				23.60	14% Increase per Tri-County estimates
Rate 2 use	27.85	29.25	29.25	29.25				33.35	14% Increase per Tri-County estimates
Golf Course Water Rate- Up to 15M Gallons	22.53	25.57	25.57	25.57				18.94	Per Above
Golf Course Water Rate- After 15M Gallons	6.56	7.25	7.25	7.25				8.75	Per Above
Clubhouse Ponds Water Rate	6.56	7.25	7.25	7.25				8.75	Same as over 15M Rate above
Tap Fee- Residential	7,500	7,500	7,500	7,500				7,500	Based on historical rates
Sewer Rates:									
Quarterly Sewer Charge -Residential	230.00	241.00	241.00	241.00				255.00	Roughly 5% Increase
Quarterly Sewer Charge -Commercial	525.00	551.00	551.00	551.00				580.00	Roughly 5% Increase
Sewer Tap Fee- Residential	7,500	7,500	7,500	7,500				7,500	Based on historical rates
Units Connected To Systems:									
Water System									
Homes Added to Domestic Water System	4	4	4	4				1	Cabins completed, Estimating 1 home in 2025
Total Connected- End of Yr	25	29	29	29				30	does not include 6 commercial properties.
Average Quarterly Use Per Household	12,000	12,931	12,931	18,542				15,833	Based on historical usage
Average Quarterly Bill Per Household	428	388	388	430				436	Based on historical rates
Commercial Connections	6	6	6	6				6	
Golf Course & Pond Connections	3	3	3	3				3	
Sewer System									
Homes Added to Sewer System	2	4	4	4				1	Cabins completed, Estimating 1 home in 2025
Total Homes Connected- End of Yr	26	30	30	30				31	
Commercial 4 Inch Connections	2	2	2	2				2	Comfort Station 5 and Cart Barn
Commercial 6 Inch Connections	1	1	1	1				1	Clubhouse

**CORNERSTONE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

**MODIFIED
ACCRUAL
BASIS**

WATER & SEWER ENTERPRISE FUND	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	10 Months Ended 10/31/24 Actual	10 Months Ended 10/31/24 Budget	Variance Favorable (Unfavor.)	2025 Adopted Budget	Budget Comments
Revenues:									
Water User Fees Commercial	463,454	534,338	534,338	534,338	527,778	540,134	(12,356)	466,260	Based on assumed usage and rates
Commercial Overhead Fees	-	-	-	-	-	-	-	-	
Water User Fees Residential	47,507	44,963	44,963	49,882	45,429	36,263	9,166	52,376	Based on assumed usage and rates
Sewer User Fee Commercial	4,170	4,408	4,408	4,408	3,099	3,306	(207)	4,640	Based on PY rates
Sewer User Fee Residential	20,250	25,064	25,064	25,064	17,192	18,798	(1,606)	30,600	Based on PY rates
Interest Income	-	-	-	-	-	-	-	-	
Late Fees & Interest	-	-	-	-	-	-	-	-	
Backflow Testing Fee	-	-	-	-	-	-	-	-	
Utility Reimbursements	-	-	-	-	-	-	-	-	
Title Fee	400	400	400	200	-	400	(400)	400	
Less Allowance For Delayed Receipts	-	-	-	45,000	45,000	-	45,000	-	
Other Income	-	-	-	-	-	-	-	-	
Collection of Past Due Balances	-	-	-	-	-	-	-	-	
TOTAL REVENUES	535,781	609,173	609,173	658,892	638,498	598,901	39,597	554,276	
Water Expenses:									
Variable Expenses:									
Water Utilities	89,107	96,012	96,012	100,348	87,024	85,858	(1,165)	101,652	Based on cost per 1,000 gallons
COA Utility Reimbursement-Golf Course	-	-	-	-	-	-	-	-	Paid directly by Club
Water - Tri-County Water	124,443	151,709	151,709	166,757	157,944	148,714	(9,230)	174,195	Based on cost per 1,000 gallons
Water - Tri-County Pumping	14,611	16,401	16,401	18,028	17,048	16,077	(971)	19,079	Based on cost per 1,000 gallons
Total Variable Water Expenses	228,160	264,122	264,122	285,133	262,016	250,649	(11,367)	294,926	
Payroll Expenses:									
Salaries	86,295	89,747	89,747	89,747	74,792	74,789	(3)	92,439	Assume 3% Raise
Payroll Taxes	1,753	1,819	1,819	1,819	1,444	1,516	72	1,866	Medicare & Unemployment
Retirement	3,786	4,488	4,488	4,488	3,739	3,740	1	4,622	Substitute Soc Security; 5% ER Contr
Health Insurance	15,544	17,674	17,674	16,519	13,976	14,745	769	12,167	PPO5 Rates 80% Dist, 20% EE
Reimbursables	1,180	1,200	1,200	1,400	1,250	1,067	(183)	1,500	Safety Eq, Cell Phone
Workers Comp Insurance	2,332	2,340	2,340	2,431	2,431	2,340	(91)	2,468	Assume 4% rate increase
Retirement Plan Administration Fee	-	-	-	-	-	-	-	-	Negotiated to be free
Less 25% Allocation to Sewer Expense	(27,723)	(29,317)	(29,317)	(29,101)	(24,408)	(24,549)	(141)	(28,766)	25% of payroll allocated to sewer
Total Payroll Expenses	83,168	87,951	87,951	87,303	73,224	73,648	423	86,297	
Other Expenses:									
Contracted Services	-	1,000	1,000	-	-	833	833	-	None Anticipated
Engineering, Surveying	-	3,000	3,000	-	-	2,500	2,500	-	None Anticipated
Water Booster Maintenance	32,670	25,000	25,000	15,000	10,607	20,833	10,226	25,000	Special Projects / Capital Now Below
Chlorination System Upgrade	73,650	950,000	950,000	950,000	491,278	950,000	458,722	-	Chlorination System- Assume Completed in 24
Distribution System Maintenance	8,505	20,000	20,000	40,000	35,693	16,667	(19,026)	20,000	System Maintenance- Leak in 2024
Reimbursements & Misc. Other	1,373	1,000	1,000	2,257	2,257	833	(1,423)	1,500	Locates, Mileage, Phone, & other
Supplies, Permitting, Other	673	3,000	3,000	2,100	2,096	2,500	404	3,000	
Education & Training	450	1,200	1,200	1,200	-	1,000	1,000	1,200	
Temporary Service Connections	-	-	-	-	-	-	-	-	
Tap Connection Fee	-	-	-	-	-	-	-	-	
Testing	957	1,200	1,200	1,100	1,100	1,000	(100)	1,100	
Annual Backflow Testing	99	100	100	100	-	100	100	100	
Legal	-	-	-	-	-	-	-	-	
Vehicles & Equipment	3,916	8,240	85,000	85,000	3,232	6,867	3,635	5,500	Maintenance
Allocated Overhead from General Fund	24,635	35,752	35,752	28,749	21,285	28,774	7,489	31,410	Actg, Legal, Mgmt, & Office Operations
Contingency	-	20,000	20,000	10,000	-	-	-	20,000	Unforeseen Needs / State Requirements
Total Other Expenses	146,927	1,069,492	1,146,252	1,135,506	567,546	1,031,907	464,361	108,810	
Total Water System Operating Costs	458,255	1,421,565	1,498,325	1,507,941	902,786	1,356,204	453,417	490,032	

**CORNERSTONE METROPOLITAN DISTRICT NO. 1
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**MODIFIED
ACCRUAL
BASIS**

WATER & SEWER ENTERPRISE FUND	2023 Audited Actual	2024 Adopted Budget	2024 Amended Budget	2024 Forecast	10 Months Ended 10/31/24 Actual	10 Months Ended 10/31/24 Budget	Variance Favorable (Unfavor.)	2025 Adopted Budget	Budget Comments
Sewer Expenses:									
Contracted System Operator Services	-	-	-	-	-	-	-	-	
25% Allocation for Water Payroll (Per Above)	27,723	29,317	29,317	29,101	24,408	24,549	141	28,766	25 % of payroll, per above
Collection System Maintenance	27	2,500	2,500	1,500	842	2,083	1,241	2,500	Potential needs
Operating Supplies	3,317	2,500	2,500	3,000	2,496	2,083	(413)	3,000	Potential needs
Engineering	-	-	-	-	-	-	-	-	
Utilities	3,670	3,000	3,000	3,000	2,555	2,500	(55)	3,120	
Testing, Permitting, Other	1,100	1,200	1,200	1,200	-	1,000	1,000	1,200	
Allocated Overhead from General Fund	8,212	11,917	11,917	9,583	7,095	9,591	2,496	10,470	Actg. Legal, Mgnt, & Office Operations
Contingency	-	2,500	2,500	-	-	-	-	2,500	Unforeseen Needs
Total Sewer System Operating Costs	44,048	52,934	52,934	47,384	37,396	41,807	4,411	51,556	
TOTAL OPERATING EXPENDITURES	502,303	1,474,499	1,551,259	1,555,325	940,183	1,398,011	457,828	541,588	
REVENUE OVER (UNDER) EXPEND.	33,478	(865,327)	(942,087)	(896,433)	(301,685)	(799,110)	497,425	12,688	
OTHER SOURCES & (USES)									
Water Tap Fees- Residential	7,500	15,000	15,000	15,000	15,000	15,000	-	7,500	\$7,500 per unit-Assuming 1 in 2025
Water Tap Fees- Commercial	-	-	-	-	-	-	-	-	
Sewer Tap Fees- Residential	7,500	15,000	15,000	15,000	15,000	15,000	-	7,500	\$7,500 per unit-Assuming 1 in 2025
Sewer Tap Fees- Commercial	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	
Developer Repayments - Principal	-	-	-	-	-	-	-	-	
Transfer From (To) Other Funds	135,000	499,000	617,000	500,000	272,000	770,000	(498,000)	90,000	Balance, with capital reserve set aside
TOTAL OTHER SOURCES & (USES)	150,000	529,000	647,000	530,000	302,000	800,000	(498,000)	105,000	
CHANGE IN FUND BALANCE	183,478	(336,327)	(295,087)	(366,433)	315	890	(575)	117,688	
FUND BALANCE - BEGINNING	495,432	624,464	624,464	678,910	678,910	624,464	54,446	312,476	
FUND BALANCE - ENDING	678,910	288,137	329,377	312,476	679,225	625,354	53,871	430,164	
	=	=	=	=	=	=	=	=	
Categories of Fund Balance:									
Reserved For Capital Replacements	512,347	102,543	102,543	145,110	296,708	-	-	261,960	Setting aside reserve & Tap fees, Less Capital Exp
Reserved for Operations	166,563	185,594	226,834	167,366	382,517	-	-	168,204	Roughly 4 Months of Non-Capital Expenses
Total Fund Balance- General Fund	678,910	288,137	329,377	312,476	679,225	625,354	53,871	430,164	
	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Montrose County, Colorado.

On behalf of the Cornerstone Metropolitan District No. 1
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Cornerstone Metropolitan District No. 1
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 770

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 770
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/6/2024 for budget/fiscal year 2025
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ -
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	<u>(0.000)</u> mills	<u>\$ -</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	\$ -
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ -
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>0.000</u> mills	<u>\$ -</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed:  Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).