RESOLUTION NO. 2025-12-02

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY RESOLUTION OF THE BOARD OF DIRECTORS OF CUTLER FARMS METROPOLITAN DISTRICT, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2026

A. The Board of Directors of Cutler Farms Metropolitan District (the "**District**") has appointed Nolan Henrie & Associates, PC to prepare and submit a proposed budget to said governing body at the proper time.

B. Nolan Henrie & Associates, PC has submitted a proposed budget to this governing body for its consideration.

C. 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, a public hearing was held on December 4, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("**TABOR**") and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues 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 CUTLER FARMS METROPOLITAN DISTRICT, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

Doc ID: 6ae85c643639895115ff481bcf2ee7bb33d80c03

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

Doc ID: 6ae85c643639895115ff481bcf2ee7bb33d80c03

[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY]

RESOLUTION APPROVED AND ADOPTED on December 4, 2025.

CUTLER FARMS METROPOLITAN DISTRICT

By: Daniel Cutler
President

Attest:

By: Catherine V. Wilp
Secretary

Doc ID: 6ae85c643639895115ff481bcf2ee7bb33d80c03

EXHIBIT A

Budget

Doc ID: 6ae85c643639895115ff481bcf2ee7bb33d80c03

CUTLER FARMS METROPOLITAN DISTRICT
FORECASTED BUDGET

December 31, 2026

SOUTHWESTERN PROPERTY CORP.

Accountant's Report

Board of Directors
Cutler Farms Metropolitan District
Adams County, Colorado

We have compiled the accompanying forecasted budget of revenue, expenditures and fund balance of the Cutler Farms Metropolitan District for the general fund for the year ending December 31, 2026, including the forecasted estimate of comparative information for the year ending December 31, 2025, in accordance with attestation standards established by the American Institute of Certified Public Accountants.

A compilation of forecasted statements is limited to presenting in the form of forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying budget of revenue, expenditures and fund balances or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We have no responsibility to update this report for events or circumstances occurring after the date of this report.

The actual historical information for the year 2024 is presented for comparative purposes only. Such information is taken from the Application for Exemption from Audit prepared for the year ended December 31, 2024.

Management is responsible for the preparation and fair presentation of the historical financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of the compilation is to assist the management in presenting financial information in the form of historical financial statements without undertaking to obtain or provide any assurance that there were no material modifications that should be made to the historical financial statements.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results for the forecasted period. Accordingly, this forecast was not designed for those who are not informed about such matters.

We are not independent with respect to Cutler Farms Metropolitan District.

Eli P. Henri, CPA

Southwestern Property Corp.
December 15, 2025

CUTLER FARMS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
FOR THE YEAR ENDED AND ENDING Dec 31, 2023 AND 2024

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
ASSESSED VALUATION - ADAMS COUNTY			
Residential	$ -	$ -	$ -
Commercial and other	-	-	-
State assessed	10,760	10,760	10,760
Vacant land	1,889,010	16,240	20,510
Agricultural	-	-	-
	1,899,770	27,000	31,270
Adjustments			
Certified Assessed Value	$ 1,899,770	$ 27,000	$ 31,270
MILL LEVY			
General	20.000	45.000	40.860
Debt Service	-	-	-
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	-	-	-
Refund and abatements	-	-	-
Total mill levy	20.000	45.000	40.860
PROPERTY TAXES			
General	$ 37,995	$ 1,215	$ 1,278
Debt Service			
Temporary Mill Levy Reduction	-	-	-
Refund and abatements	-	-	-
Levied property taxes	37,995	1,215	1,278
Adjustment to actual/rounding	-	-	-
Property taxes	$ 37,995	$ 1,215	$ 1,278
BUDGETED PROPERTY TAXES			
General	$ 37,995	$ 1,215	$ 1,278
Debt Service	-	-	-
	$ 37,995	$ 1,215	$ 1,278

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

CUTLER FARMS METROPOLITAN DISTRICT
GENERAL FUND
FORECASTED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
FOR THE YEARS ENDED AND ENDING DECEMBER 31

	ACTUAL 2024	ESTIMATED 2025	ADOPTED 2026
BEGINNING FUND BALANCES	$ (5,673)	$ 12,060	$ 12,417
REVENUE			
Property taxes	35,091	-	1,278
Specific ownership taxes	1,485	-	400
Investment income	1,721	10	100
Note proceeds	-	-	-
Developer Advance/Contribution	-	29,000	29,000
Total revenue	38,297	30,715	30,778
TRANSFERS IN	-	-	-
Total revenue and transfers in	38,297	30,715	30,778
Total funds available	32,624	42,317	43,195
EXPENDITURES			
Accounting	9,650	12,000	12,000
Computer related expenses	1,500	1,200	1,200
County Treasurer's fees	896	-	100
Director fees	-	-	300
Dues and memberships	-	400	400
Election costs	-	-	300
Insurance and bonds	2,962	3,200	3,200
Legal	5,556	9,000	9,000
Website	-	600	600
Engineering	-	-	-
Repayment of Developer Advance	-	-	-
Interest on Developer Advance	-	-	-
Miscellaneous	-	100	100
Contingency	-	-	2,700
Total expenditures	20,564	29,900	29,900
TRANSFERS OUT			
Capital Projects Fund	-	-	-
Debt Service Fund	-	-	-
Total transfers out	-	-	-
Total expenditures and transfers out requiring appropriation	20,564	29,900	29,900
ENDING FUND BALANCES	$ 12,060	$ 12,417	$ 13,295
EMERGENCY RESERVE	$ 500	$ 600	$ 600

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

Cutler Farms Metropolitan District
2026Budget
SUMMARY OF SIGNIFICANT ASSUMPTIONS

SERVICES PROVIDED

The District was organized by Order and Decree of the District Court of Adams County, Colorado on November 10, 2004. to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of Commerce City in Adams County, Colorado.

The District prepares its budget on the modified accrual basis of accounting.

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 2, 2004. The election approved general obligation of $14,646,188 for the listed improvements, $14,646,188 for refunding District debt and $100,000 for general operation and maintenance. District voters approved authorization to increase property tax up to $70,0000 annually to pay for the operations and maintenance expenditures of the District. Additionally, the election allows the District to collect, spend and retain all revenues, other than as ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. On November 7, 2006, District voters approved authorization to increase property taxes $1,000,000 annually to pay for the operation and maintenance expenditure of the District, again allowing the District to collect, spend retain all revenues, other than ad valorem taxes, without regard to the limitation contained in Article X, Section 20 of the Colorado constitution.

REVENUE

Property Taxes

The calculation of the taxes levied is displayed on page 2 of the Budget at a total mill levy of 40.860 mills for 2026.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County.

Cutler Farms Metropolitan District
2026 Budget
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Interest

Interest earned on the District's available funds has been estimated based on an average interest rate of 0.2%.

Developer Advances

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for the budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer. In 2010, the District issued two notes payable to the Developer in exchange for the amounts previously advanced for organizational expenses ($22,815) and operational expenses ($104,445).

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, and meeting costs.

Debts and Leases

The District has no other outstanding debt or any operating or capital leases.

Reserve Funds

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2026 as defined under TABOR.

This information is an integral part of the accompanying forecasted budget. See the accompanying accountant's report.

I, Catherine Will, hereby certify that I am the duly appointed Secretary of the Cutler Farms Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Cutler Farms Metropolitan District held on December 4, 2025.

Catherine V. Will

Secretary

Doc ID: 6ae85c643639895115ff481bcf2ee7bb33d80c03