CUMBERLAND GREEN METROPOLITAN DISTRICT

Financial Statements

December 31, 2025

Unaudited

COMBINED BALANCE SHEET

CUMBERLAND GREEN METROPOLITAN DISTRICT
Combined Balance Sheet - All Funds
December 31, 2025
UNAUDITED

		TOTAL
ASSETS		
CURRENT ASSETS		
BOK CHECKING - 8407	$	135,969
BOND FUND - ICS MMDA 6007252		2,352
RESERVE FUND - ICS MMDA 6007260		256,767
SUPPLEMENTAL RESERVE - ICS MMDA 6007279		238,958
PROJECT FUND - ICS MMDA 6007287		6,151
TOTAL CHECKING AND SAVINGS		640,197
OTHER CURRENT ASSETS		
RECEIVABLE FROM EPC TREASURER		6,328
PREPAID EXPENSES		13,984
PROPERTY TAX RECEIVABLE		514
TOTAL OTHER CURRENT ASSETS		20,826
TOTAL CURRENT ASSETS	**$**	**661,023**
LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$	12,245
PAYROLL LIABILITIES		130
DEFERRED PROPERTY TAXES		514
TOTAL CURRENT LIABILITIES	$	12,889
LONG TERM DEBT		
BONDS PAYABLE - SERIES 2015		3,630,000
CONTRA ACCOUNT - BONDS PAYABLE		(3,630,000)
TOTAL LONG TERM DEBT	$	-
FUND BALANCE		
BEGINNING FUND BALANCE-1.1.25	$	2,220,489
Net Change in Fund Balance at 12.31.25		**(1,572,355)**
TOTAL FUND BALANCE		648,134
TOTAL LIABILITIES AND FUND BALANCE	**$**	**661,023**

BUDGET VS ACTUAL

General Fund
Debt Service Fund
Capital Projects Fund
Conservation Trust Fund

CUMBERLAND GREEN METROPOLITAN DISTRICT
GENERAL FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Year Ended December 31, 2025
UNAUDITED

	Actual YTD	Adopted 2025 Budget	Favorable (Unfavorable) Variance	YTD 100%
REVENUE				
Property Taxes	$ 299,905	$ 299,686	$ 219	100%
Specific Ownership Tax	28,748	27,128	1,620	106%
Interest Income	87	50	37	174%
Fines Income	4,650	-	4,650	0%
Miscellaneous Income	2,648	2,500	148	106%
Total Revenue	$ 336,038	$ 329,364	$ 6,673	102%
EXPENDITURES				
Audit	$ 9,873	$ 10,000	$ 127	99%
Accounting	13,200	12,000	(1,200)	110%
Banking Fees	475	600	125	79%
Communications	600	700	100	86%
Covenant Enforcement	39,815	34,000	(5,815)	117%
County Treasurer's Fees	4,498	4,495	(3)	100%
Directors' Fees	2,800	3,600	800	78%
Payroll Taxes	352	514	162	68%
District Management	27,103	26,500	(603)	102%
Dues, Fees and Memberships	-	1,238	1,238	0%
Elections	4,036	4,000	(36)	101%
Events	-	500	500	0%
Insurance and Bonds	10,819	12,000	1,181	90%
Landscape Maintenance	57,896	42,000	(15,896)	138%
Legal	9,532	9,000	(532)	106%
Miscellaneous/Safety	13,783	5,000	(8,783)	276%
Design Review Committee	2,700	2,700	-	100%
Publication of Notices	165	200	35	83%
Utilities	2,663	3,000	337	89%
TABOR Reserve	-	9,881	9,881	0%
Total Expenditures	$ 200,310	$ 181,928	$ (18,382)	110%
Excess Revenue Over (Under) Expenditures	$ 135,728	$ 147,436	$ (11,709)	92%
OTHER FINANCING SOURCES (USES)				
Transfer to Capital Projects	$ (284,346)	$ (286,311)	$ 1,965	99%
Total Other Financing Sources (Uses)	$ (284,346)	$ (286,311)	$ 1,965	99%
Net Change in Fund Balance	**$ (148,618)**	$ (138,874)	$ (9,744)	
FUND BALANCE - Beginning	$ 198,976	$ 204,561	$ (5,585)	
FUND BALANCE - Ending	**$ 50,358**	$ 65,687	$ (15,329)	

CUMBERLAND GREEN METROPOLITAN DISTRICT

DEBT SERVICE FUND

Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual

For the Year Ended December 31, 2025

UNAUDITED

	Actual YTD	Adopted 2025 Budget	Favorable (Unfavorable) Variance	YTD 100%
REVENUE				
Property Taxes	$ 528,562	$ 528,857	$ (295)	100%
Specific Ownership Tax	50,667	47,872	2,795	106%
Interest Income	33,118	400	32,718	8280%
Total Revenue	$ 612,347	$ 577,129	$ 35,218	106%
EXPENDITURES				
Paying Agent Fee	$ 2,500	$ 2,500	$ -	100%
County Treasurer's Fees	7,933	7,933	-	100%
2015A Bond - Principal	95,000	95,000	-	100%
2015A Bond - Additional Principal	1,655,000	1,655,000	-	100%
2015A Bond - Interest	282,450	282,450	-	100%
Total Expenditures	$ 2,042,883	$ 2,042,883	$ -	100%
Net Change in Fund Balance	**$ (1,430,536)**	$ (1,465,754)	$ 35,218	
FUND BALANCE - Beginning	$ 1,994,668	$ 1,525,848	$ 468,820	
FUND BALANCE - Ending	**$ 564,132**	$ 60,094	$ 504,038	

CUMBERLAND GREEN METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Year Ended December 31, 2025
UNAUDITED

	Actual YTD	Adopted 2025 Budget	Favorable (Unfavorable) Variance	YTD 100%
REVENUE				
Interest Income	$ 179	$ 175	$ 4	102%
Total Revenue	$ 179	$ 175	$ 4	102%
EXPENDITURES				
District Well Installation and Development	$ -	$ 80,311	$ 80,311	0%
Park Capital/Replace Playground Equipment	284,346	206,000	(78,346)	138%
Total Expenditures	$ 284,346	$ 286,311	$ 1,965	99%
Excess Revenue Over (Under) Expenditures	$ (284,167)	$ (286,136)	$ 1,969	99%
OTHER FINANCING SOURCES (USES)				
Transfer from General	$ 284,346	$ 285,311	$ (965)	100%
Total Other Financing Sources (Uses)	$ 284,346	$ 285,311	$ (965)	100%
Net Change in Fund Balance	**$ 179**	$ (825)	$ 1,004	
FUND BALANCE - Beginning	$ 5,972	$ 5,970	$ 2	
FUND BALANCE - Ending	**$ 6,151**	$ 5,145	$ 1,006	

CUMBERLAND GREEN METROPOLITAN DISTRICT
CONSERVATION TRUST FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Year Ended December 31, 2025

UNAUDITED

	Actual YTD	Adopted 2025 Budget	Favorable (Unfavorable) Variance	YTD 100%
REVENUE				
Lottery Proceeds	$ 12,100	$ 14,000	$ (1,900)	86%
Total Revenue	$ 12,100	$ 14,000	$ (1,900)	86%
EXPENDITURES				
Picnic Tables for Gazebo	**$ 5,480**	$ 4,000	$ (1,480)	137%
Total Expenditures	$ 5,480	$ 4,000	$ (1,480)	137%
Net Change in Fund Balance	**$ 6,620**	$ 10,000	$ (3,380)	
FUND BALANCE - Beginning	$ 20,873	$ 20,952	$ (79)	
FUND BALANCE - Ending	**$ 27,493**	$ 30,952	$ (3,459)	