

Cordillera Metropolitan District
Balance Sheet - Governmental Funds
February 28, 2025

Reporting Book:
As of Date:
Fund:

ACCRUAL
02/28/2025
Cordillera Metropolitan District

	General Fund	Cordillera Wildlife Fund	Capital Projects Fund	Conservation Trust Fund	Total
Assets					
Cash	\$ 956,651	\$ 51,618	\$ 2,716,480	\$ 45	\$ 3,724,794
Accounts Receivable	1,912,602	0	13,256	0	1,925,859
Prepaid Expenses	172,473	0	0	0	172,473
Total Assets	\$ 3,041,726	\$ 51,618	\$ 2,729,736	\$ 45	\$ 5,823,126
Liabilities and Fund Balances					
Liabilities					
Accounts Payable	\$ 311,976	\$ 0	\$ 46,987	\$ 0	\$ 358,963
Total Liabilities	311,976	0	46,987	0	358,963
Fund Balances	2,729,750	51,618	2,682,749	45	5,464,163
Total Liabilities and Fund Balances	\$ 3,041,726	\$ 51,618	\$ 2,729,736	\$ 45	\$ 5,823,126

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues,expenditures and changes in fund balances - governmental funds have been omitted.

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	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
57400 - Meeting Expenses	73	959	(886)	966	959	7	1 %	5,750
57800 - Drug/Alcohol/CDOT Testing	0	0	0	199	500	(301)	(60) %	2,345
58000 - Dues & Subscriptions	104	705	(602)	206	4,305	(4,099)	(95) %	11,305
58200 - Election Expense	1,716	3,000	(1,284)	2,232	3,500	(1,268)	(36) %	15,500
58400 - Employee Recruitment	0	810	(810)	0	810	(810)	(100) %	1,610
59000 - Insurance-Property/Casualty	3,721	3,949	(227)	8,154	7,898	256	3 %	47,386
59200 - Legal-General	5,779	6,284	(505)	7,896	12,568	(4,672)	(37) %	75,400
59400 - MIS & Computer Fees	2,752	2,845	(93)	5,127	5,690	(563)	(10) %	34,134
59600 - Miscellaneous Office Equipment	1,332	0	1,332	1,592	0	1,592	100 %	4,500
59800 - Department Supplies	2,435	1,413	1,022	3,625	2,826	799	28 %	16,950
60000 - Paying Agent & Bank Fees	292	515	(223)	619	1,030	(411)	(40) %	6,180
60200 - Postage & Courier	0	100	(100)	0	200	(200)	(100) %	2,688
60400 - Printing	96	1,500	(1,404)	96	1,500	(1,404)	(94) %	3,000
60450 - Copier Maintenance	445	800	(355)	896	1,600	(704)	(44) %	9,600
60600 - Seminars & Education	42	0	42	83	0	83	100 %	2,500
61000 - Treasurers Fees	55,542	58,743	(3,202)	68,790	60,693	8,097	13 %	175,598
61770 - Promotions	1,503	2,000	(496)	2,554	4,000	(1,446)	(36) %	8,500
61790 - Web Site	747	734	13	1,051	1,534	(483)	(32) %	8,855
61795 - Creative/Photography	0	0	0	0	0	0	0 %	5,000
62000 - Uniforms	531	0	531	530	0	530	100 %	0
64400 - Repairs & Maintenance - Facilities	638	250	388	4,528	500	4,028	805 %	4,910
66600 - Telephone Expense G&A	1,243	1,975	(732)	3,945	3,950	(5)	(0) %	23,700
66650 - Cleaning	2,153	2,139	14	4,428	4,278	150	4 %	25,660
66700 - Other Contracted Services	4,266	19,119	(14,853)	34,342	38,238	(3,896)	(10) %	229,425
66810 - Electric	590	825	(235)	1,162	1,650	(488)	(30) %	11,550
66820 - Gas	469	550	(81)	1,145	1,100	45	4 %	5,250
66830 - Trash	386	467	(82)	771	934	(162)	(17) %	5,600
66840 - Water	518	225	294	1,068	450	617	137 %	5,040
67800 - Background Checks	0	260	(260)	0	260	(260)	(100) %	1,820
68400 - Gate Access Expenses	15,975	8,500	7,475	15,975	8,500	7,475	88 %	17,978
69100 - Community Events	1,256	3,000	(1,744)	6,438	3,000	3,438	115 %	7,000
Total Administrative	152,319	169,976	(17,657)	263,095	254,529	8,566	3 %	1,425,098
Community Operations								
54800 - Wages	69,217	72,180	(2,963)	117,084	120,300	(3,216)	(3) %	938,340
54850 - Overtime	15,297	6,000	9,296	23,266	7,000	16,266	232 %	30,000
54902 - Employee Morale & Welfare	570	350	221	571	475	96	20 %	1,500
54903 - Safety Program	0	310	(310)	0	310	(310)	(100) %	17,649
54905 - Additional Benefits	704	686	18	1,403	1,372	31	2 %	8,225
54906 - Wellness	0	1,000	(1,000)	1,422	2,600	(1,178)	(45) %	13,000

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
55600 - Payroll Taxes	1,243	974	269	2,584	1,623	961	59 %	12,668
55800 - Retirement 401a	4,850	4,847	3	9,072	7,892	1,180	15 %	60,037
56000 - Retirement 457b	2,215	2,384	(169)	4,294	3,975	319	8 %	31,000
56200 - Workers Compensation	4,161	3,990	171	7,544	7,980	(436)	(5) %	47,880
56400 - Health Insurance	15,652	17,409	(1,757)	30,865	34,818	(3,953)	(11) %	208,908
56450 - Employee Contributions- Health Insurance	(2,414)	(4,037)	1,623	(4,828)	(8,074)	3,246	(40) %	(48,444)
58400 - Employee Recruitment	0	1,000	(1,000)	217	1,000	(783)	(78) %	2,000
58800 - Engineering	0	0	0	0	0	0	0 %	8,800
59000 - Insurance-Property/Casualty	2,646	2,477	169	6,887	4,953	1,934	39 %	29,722
59400 - MIS & Computer Fees	1,170	671	499	3,798	1,342	2,456	183 %	8,043
59800 - Department Supplies	0	0	0	225	50	175	350 %	150
60600 - Seminars & Education	0	0	0	0	0	0	0 %	6,050
61800 - Repair & Maintenance-Radios	0	0	0	0	0	0	0 %	4,200
62000 - Uniforms	1,450	0	1,450	2,869	3,500	(631)	(18) %	10,053
62200 - Road Shoulders/Drainage Maintenance	0	0	0	0	0	0	0 %	13,706
62300 - Road Maintenance	0	0	0	1,300	0	1,300	100 %	55,290
62500 - Repairs & Maintenance - Community	0	931	(931)	0	1,862	(1,862)	(100) %	11,181
62600 - Flowers Maintenance	0	0	0	0	0	0	0 %	7,880
62800 - Mowing & Irrigation	0	0	0	0	0	0	0 %	11,450
63200 - Cinders, Gravel, Chemicals	12,890	8,847	4,043	30,239	17,694	12,545	71 %	79,625
63600 - Street & Holiday Lights	0	0	0	0	0	0	0 %	2,865
63800 - Street Signage	0	1,392	(1,392)	54	1,392	(1,338)	(96) %	16,711
64400 - Repairs & Maintenance - Facilities	8,198	1,982	6,215	18,155	3,964	14,192	358 %	23,785
64500 - Sewer Lift Station Expense	50	371	(320)	102	742	(641)	(86) %	4,450
66000 - Mosquito Control	0	0	0	0	0	0	0 %	1,500
66200 - Weed Control	0	0	0	0	0	0	0 %	8,430
66650 - Cleaning	979	1,118	(140)	2,095	2,236	(141)	(6) %	13,414
66810 - Electric	2,069	3,350	(1,280)	4,216	6,700	(2,484)	(37) %	39,335
66820 - Gas	2,221	2,400	(179)	5,009	4,800	209	4 %	22,050
66830 - Trash	721	1,200	(480)	1,151	3,200	(2,049)	(64) %	17,560
66840 - Water	1,605	285	1,321	3,206	570	2,636	462 %	15,500
67000 - Equipment Rental	5,045	5,558	(513)	10,090	11,116	(1,026)	(9) %	33,350
67200 - Fuels & Fluids	17,409	9,752	7,657	26,741	19,504	7,237	37 %	117,021
67400 - Parts & Supplies-Equipment	10,876	19,000	(8,125)	40,988	38,000	2,988	8 %	172,330
67600 - Major Repairs-Equipment	0	5,000	(5,000)	0	10,000	(10,000)	(100) %	21,000
69800 - Repairs & Maintenance - Parks & Trails	800	0	801	1,803	0	1,803	100 %	8,855
Total Community Operations	179,624	171,427	8,197	352,422	312,896	39,526	13 %	2,087,069

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Public Safety								
54800 - Wages	59,030	62,302	(3,272)	103,677	105,914	(2,237)	(2) %	809,927
54850 - Overtime	5,575	1,923	3,651	10,305	3,846	6,459	168 %	25,000
54902 - Employee Morale & Welfare	52	84	(31)	233	168	65	39 %	1,000
54903 - Safety Program	0	563	(563)	0	563	(563)	(100) %	13,578
54905 - Additional Benefits	463	457	5	923	914	9	1 %	5,484
54906 - Wellness	1,811	1,000	811	2,505	1,000	1,505	151 %	11,000
55600 - Payroll Taxes	1,061	1,246	(185)	2,457	1,994	463	23 %	16,199
55800 - Retirement 401a	4,064	3,982	83	8,454	6,371	2,083	33 %	51,765
56000 - Retirement 457b	2,246	1,014	1,232	4,551	1,622	2,929	181 %	13,176
56200 - Workers Compensation	3,840	3,465	375	6,963	6,930	34	0 %	41,580
56400 - Health Insurance	13,304	13,573	(269)	26,236	27,147	(912)	(3) %	162,877
56450 - Employee Contributions- Health Insurance	(2,182)	(2,372)	190	(4,363)	(4,744)	381	(8) %	(28,462)
58400 - Employee Recruitment	1,488	375	1,113	1,487	750	737	98 %	4,500
59000 - Insurance-Property/Casualty	1,075	1,152	(77)	2,150	2,304	(154)	(7) %	13,816
59400 - MIS & Computer Fees	3,554	3,066	487	6,766	6,132	634	10 %	36,790
59800 - Department Supplies	1,012	737	276	2,106	1,474	632	43 %	8,840
60400 - Printing	0	500	(500)	0	500	(500)	(100) %	1,000
60600 - Seminars & Education	0	0	0	1,310	300	1,010	337 %	500
61800 - Repair & Maintenance-Radios	0	0	0	0	0	0	0 %	3,376
62000 - Uniforms	142	5,200	(5,058)	370	5,200	(4,830)	(93) %	12,040
64400 - Repairs & Maintenance - Facilities	3,740	600	3,140	3,910	1,475	2,435	165 %	5,560
66500 - Repairs & Maintenance - Gates	0	0	0	0	0	0	0 %	2,400
66650 - Cleaning	196	387	(191)	453	774	(321)	(41) %	4,644
66810 - Electric	440	500	(60)	909	1,000	(91)	(9) %	6,000
66830 - Trash	0	238	(238)	0	476	(476)	(100) %	2,850
66840 - Water	185	300	(115)	372	600	(228)	(38) %	5,400
67200 - Fuels & Fluids	0	0	0	0	0	0	0 %	25,000
68100 - Signage	0	0	0	0	0	0	0 %	750
Total Public Safety	101,096	100,292	804	181,774	172,710	9,064	5 %	1,256,590
Equestrian Center								
54800 - Wages	21,983	27,249	(5,266)	37,891	45,415	(7,524)	(17) %	354,240
54850 - Overtime	752	200	552	752	400	352	88 %	4,000
54902 - Employee Morale & Welfare	64	100	(37)	96	100	(4)	(4) %	500
54903 - Safety Program	0	0	0	0	0	0	0 %	5,411
54905 - Additional Benefits	166	159	8	333	318	15	5 %	1,898
54906 - Wellness	0	0	0	0	0	0	0 %	5,000
55600 - Payroll Taxes	416	461	(45)	871	769	102	13 %	6,000
55800 - Retirement 401a	1,483	1,708	(225)	2,900	2,847	53	2 %	22,211

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
56000 - Retirement 457b	866	723	143	1,627	1,205	422	35 %	9,408
56200 - Workers Compensation	2,347	2,002	345	4,255	4,004	251	6 %	24,020
56400 - Health Insurance	4,696	4,168	528	9,260	8,336	924	11 %	50,007
56450 - Employee Contributions- Health Insurance	(644)	(739)	95	(1,288)	(1,478)	190	(13) %	(8,865)
58400 - Employee Recruitment	0	200	(200)	0	800	(800)	(100) %	1,850
59000 - Insurance-Property/Casualty	827	799	28	1,654	1,598	56	3 %	9,596
59400 - MIS & Computer Fees	145	156	(11)	314	312	2	1 %	1,880
59800 - Department Supplies	1,064	400	663	1,744	450	1,294	288 %	2,130
60400 - Printing	0	0	0	0	0	0	0 %	500
60600 - Seminars & Education	0	0	0	0	0	0	0 %	2,500
62000 - Uniforms	0	0	0	0	0	0	0 %	3,550
64400 - Repairs & Maintenance - Facilities	1,335	697	639	2,478	1,394	1,084	78 %	8,369
66650 - Cleaning	587	648	(61)	1,231	1,296	(65)	(5) %	7,776
66810 - Electric	815	463	352	1,640	926	714	77 %	5,563
66820 - Gas	1,238	1,531	(294)	3,086	3,062	24	1 %	18,376
66830 - Trash	211	173	39	242	346	(103)	(30) %	2,075
66840 - Water	677	389	288	1,349	778	570	73 %	4,676
67200 - Fuels & Fluids	0	417	(417)	0	834	(834)	(100) %	5,000
68800 - Horses & Tack	0	0	0	0	0	0	0 %	500
68810 - Manure Disposal	0	0	0	0	0	0	0 %	2,000
68820 - Animal Care	700	949	(249)	700	1,898	(1,198)	(63) %	11,383
68830 - Grain	4,509	689	3,820	4,509	1,378	3,131	227 %	8,260
68840 - Hay	0	62,368	(62,368)	64,525	62,368	2,157	3 %	62,368
68850 - Shavings	0	0	0	0	4,500	(4,500)	(100) %	18,002
68860 - Footing	0	0	0	0	0	0	0 %	2,889
Total Equestrian Center	44,237	105,910	(61,673)	140,169	143,856	(3,687)	(3) %	653,073
Total Expenditures	\$ 477,276	\$ 547,605	\$ (70,329)	\$ 937,460	\$ 883,991	\$ 53,469	6 %	\$ 5,421,830
Other Financing Sources (Uses)								
79000 - Transfer to Other Funds	0	0	0	(1,765,000)	(1,765,000)	0	0 %	(1,765,000)
Total Other Financing Sources (Uses)	0	0	0	(1,765,000)	(1,765,000)	0	0 %	(1,765,000)
Excess of Revenue Over (Under) Expenditures	\$ 1,484,122	\$ 1,505,213	\$ (21,091)	\$ (179,932)	\$ (437,437)	\$ 257,505	(59) %	\$ (67,719)
Fund Balance - Beginning	1,245,628	3,212,006	(1,966,378)	2,909,682	3,212,006	(302,324)	(9) %	3,212,006
Fund Balance - Ending	\$ 2,729,750	\$ 4,717,219	\$ (1,987,469)	\$ 2,729,750	\$ 2,774,569	\$ (44,819)	(2) %	\$ 3,144,287

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Cordillera Metropolitan District
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended February 28, 2025

Reporting Book:

As of Date:

Fund:

ACCRUAL

02/28/2025

Capital Projects Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
42200 - Water Tap Fees	\$ 13,256	\$ 13,000	\$ 256	\$ 13,256	\$ 13,000	\$ 256	2 %	\$ 45,000
45200 - Road Impact Fees	0	0	0	0	0	0	0 %	25,000
Total Revenue	\$ 13,256	\$ 13,000	\$ 256	\$ 13,256	\$ 13,000	\$ 256	2 %	\$ 70,000
Expenditures								
82385 - Administration	600	0	600	600	0	600	100 %	0
82386 - Bearcat Stables	9,800	0	9,800	9,800	0	9,800	100 %	8,000
82387 - Community Operations	2,425	0	2,425	2,425	0	2,425	100 %	15,000
82389 - Equestrian Center	0	0	0	4,545	0	4,545	100 %	44,000
82390 - Equipment Purchases	12,902	0	12,902	89,467	35,000	54,467	156 %	158,000
82392 - IT	13,205	5,000	8,205	16,328	5,000	11,328	227 %	35,000
82393 - Road Program	8,047	0	8,047	14,623	0	14,623	100 %	755,000
82394 - Trails & Community Parks	0	0	0	360	0	360	100 %	40,000
82520 - Healthy Forest	0	0	0	150,000	150,000	0	0 %	200,000
83102 - Reserve Study	0	0	0	0	0	0	0 %	10,000
83103 - Divide Gate Remodel	30,945	50,000	(19,055)	36,533	130,000	(93,467)	(72) %	500,000
Total Expenditures	\$ 77,924	\$ 55,000	\$ 22,924	\$ 324,681	\$ 320,000	\$ 4,681	1 %	\$ 1,765,000
Other Financing Sources (Uses)								
49000 - Transfer from Other Funds	0	0	0	1,765,000	1,765,000	0	0 %	1,765,000
Total Other Financing Sources (Uses)	0	0	0	1,765,000	1,765,000	0	0 %	1,765,000
Excess of Revenue Over (Under) Expenditures	\$ (64,668)	\$ (42,000)	\$ (22,668)	\$ 1,453,575	\$ 1,458,000	\$ (4,425)	(0) %	\$ 70,000
Fund Balance - Beginning	2,747,417	1,286,102	1,461,315	1,229,174	1,286,102	(56,928)	(4) %	1,286,102
Fund Balance - Ending	\$ 2,682,749	\$ 1,244,102	\$ 1,438,647	\$ 2,682,749	\$ 2,744,102	\$ (61,353)	(2) %	\$ 1,356,102

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**Cordillera Metropolitan District
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended February 28, 2025**

Reporting Book:

As of Date:

Fund:

ACCRUAL

02/28/2025

Cordillera Wildlife Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
43850 - Interest Income	\$ 0	\$ 217	\$ (217)	\$ 0	\$ 433	\$ (433)	(100) %	\$ 2,600
Total Revenue	\$ 0	\$ 217	\$ (217)	\$ 0	\$ 433	\$ (433)	(100) %	\$ 2,600
Excess of Revenue Over (Under) Expenditures	\$ 0	\$ 217	\$ (217)	\$ 0	\$ 433	\$ (433)	(100) %	\$ 2,600
Fund Balance - Beginning	51,618	54,168	(2,550)	51,618	54,168	(2,550)	(5) %	54,168
Fund Balance - Ending	\$ 51,618	\$ 54,385	\$ (2,766)	\$ 51,618	\$ 54,601	\$ (2,983)	(5) %	\$ 56,768

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**Cordillera Metropolitan District
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended February 28, 2025**

Reporting Book:

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02/28/2025

Conservation Trust Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
43850 - Interest Income	\$ 4	\$ 23	\$ (19)	\$ 45	\$ 45	\$ 0	(0) %	\$ 270
44000 - Lottery Proceeds	0	0	0	0	0	0	0 %	5,500
Total Revenue	\$ 4	\$ 23	\$ (19)	\$ 45	\$ 45	\$ 0	(0) %	\$ 5,770
Expenditures								
62300 - Road Maintenance	0	0	0	0	0	0	0 %	5,770
Total Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0 %	\$ 5,770
Excess of Revenue Over (Under) Expenditures	\$ 4	\$ 23	\$ (19)	\$ 45	\$ 45	\$ 0	(0) %	\$ 0
Fund Balance - Beginning	41	0	41	0	0	0	0 %	0
Fund Balance - Ending	\$ 45	\$ 23	\$ 22	\$ 45	\$ 45	\$ 0	(0) %	\$ 0

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