

Buckley Metropolitan District No. 1 (Coordinating District)
Statement of Net Position
September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Checking	50,294				50,294
Colostrust	32		1,597,129		1,597,161
Pooled Cash	147,865	899	(148,764)		-
TOTAL CASH	198,190	899	1,448,365	-	1,647,455
OTHER CURRENT ASSETS					
Due From Developer	-				-
Due from County Treasurer	-	-			-
Due From District Nos. 2-4	540		-		540
Property Tax Receivable	-	-			-
Prepaid Expense	10,684				10,684
TOTAL OTHER CURRENT ASSETS	11,224	-	-	-	11,224
FIXED & OTHER NON-CURRENT ASSETS					
Construction in Progress				2,296,033	2,296,033
Service Obligation Receivable From District Nos. 2-4				134,109	134,109
TOTAL FIXED ASSETS	-	-	-	2,430,142	2,430,142
TOTAL ASSETS	209,415	899	1,448,365	2,430,142	4,088,821
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	202,163		-		202,163
Due to ARI	25				25
Due to District No. 2		899			899
Retainage Payable CP			-		-
TOTAL CURRENT LIABILITIES	202,187	899	-	-	203,087
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Developer Payable- Operations				129,480	129,480
Developer Payable- Capital				-	-
Accrued Int- Developer Payable- Ops				24,629	24,629
Accrued Int- Developer Payable- Cap				-	-
TOTAL LONG-TERM LIABILITIES	-	-	-	154,109	154,109
TOTAL LIAB & DEF INFLOWS	202,187	899	-	154,109	357,196
NET POSITION					
Amount to be Provided for Debt				(154,109)	(154,109)
Investment in Capital Assets				2,430,142	2,430,142
Investment in Service Oblig Receivable				-	-
Fund Balance- Non-Spendable	10,684	-	-	-	10,684
Fund Balance- Restricted	2,756	-	1,448,365		1,451,121
Fund Balance- Unassigned	(6,213)	-	-		(6,213)
TOTAL NET POSITION	7,227	-	1,448,365	2,276,033	3,731,625
	=	=	=	=	=

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Buckley Metropolitan District No. 1 (Coordinating District)
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 11/12/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Prelim Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	35	25,107	-	25,107				26,570	August 2023 Prelim AV
Mill Levy - Operations	12.000	12.000	-	12.000				12.473	12 Mills For Operations
Mill Levy - Debt Service Fund	35.000	35.000	-	35.000				36.380	35 Mills- Pledged to #2 Bonds
Mill Levy - Aurora Regional Improvements	-	1.000	-	1.000				1.039	1 Mill- For Regional Improvements
Total Mill Levy		48.000	-	48.000				49.892	Total of 48 Mills, Adjusted
Property Tax Revenue - Operations	0	301	-	301				331	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	1	879	-	879				967	AV * Mills / 1,000
Property Tax Revenue - ARI Fund	-	25	-	25				28	AV * Mills / 1,000
Total Property Taxes	2	1,205	-	1,205				1,326	

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COMBINED FUNDS									
REVENUE									
Property Taxes	2	1,205	-	1,205	1,205	1,205	(0)	1,326	Total of 48 Mills, Adjusted
Specific Ownership Taxes	0	73	-	73	54	48	5	53	4% of Property Taxes
Transfers From Districts 2, 3 & 4	1	30,702	4,806	35,508	34,612	30,072	4,540	36,043	Operations Mills Transferred- Per Districts Nos. 2-4
Interest & Other Income	-	500	44,331	44,831	22,059	375	21,684	1,000	
TOTAL REVENUE	3	32,479	49,137	81,617	57,929	31,700	26,229	38,421	
EXPENDITURES									
Administration									
Professional Services	64,252	137,700	64,975	72,725	54,672	105,300	50,628	86,600	Combined Total for All Districts
Treasurer's fees	0	36	18	18	18	36	18	20	1.5% of Property Taxes
Election	2,717	10,800	8,703	2,097	2,097	10,800	8,703	1,000	Planning for 2025 Election
Insurance, Bonds & SDA dues, Misc	15,082	18,320	2,211	16,109	15,429	17,520	2,091	17,100	Liability Insurance & SDA dues- Districts 1-4
ARI Transfers / Projects	-	24	(0)	25	25	24	(0)	27	Taxes Collected, Net of Treasurers Fee
Contingency	-	50,000	50,000	-	-	37,500	37,500	50,000	Unforeseen Needs
Debt Service									
Transfer to District No. 2	1	905	(13)	919	928	888	(41)	991	Net Available Transferred to No. 2 For Debt
Contingency	-	500	500	-	-	375	375	1,000	Unforeseen Needs
Capital									
Infrastructure & Other Capital Costs	2,402,483	26,299,221	25,143,170	1,156,051	1,091,640	19,836,916	18,745,275	27,131,786	See Capital Fund
TOTAL EXPENDITURES	2,484,535	26,517,507	25,269,564	1,247,943	1,164,809	20,009,359	18,844,550	27,288,524	
REVENUE OVER / (UNDER) EXPENDITURES	(2,484,532)	(26,485,028)	25,318,701	(1,166,327)	(1,106,880)	(19,977,659)	18,870,779	(27,250,102)	
OTHER SOURCES / (USES)									
Developer Advances	111,000	192,000	(136,000)	56,000	20,000	146,000	(126,000)	119,000	To Cover Operations Shortfall
Bond Proceeds Transfer From No. 2	2,402,483	26,299,221	(23,568,068)	2,731,153	2,517,979	19,836,916	(17,318,937)	25,511,868	Bond Project Funds From District No. 2
TOTAL OTHER SOURCES / (USES)	2,513,483	26,491,221	(23,704,068)	2,787,153	2,537,979	19,982,916	(17,444,937)	25,630,868	
CHANGE IN FUND BALANCE	28,950	6,193	1,614,633	1,620,827	1,431,099	5,257	1,425,842	(1,619,235)	
BEGINNING FUND BALANCE	(4,457)	25,079	(585)	24,493	24,493	25,079	(585)	1,645,320	
ENDING FUND BALANCE	24,493	31,272	1,614,048	1,645,320	1,455,592	30,336	1,425,257	26,085	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	10,284	15,876	(876)	15,000	10,684			15,750	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	3,330	6,691	(3,935)	2,756	2,756			4,662	3% of operating expenditures
Restricted For Debt Service	-	-	-	-	-			-	
Restricted for Capital Projects	-	-	1,619,918	1,619,918	1,448,365			0	
Unassigned	10,879	8,705	(1,059)	7,646	(6,213)			5,673	
TOTAL ENDING FUND BALANCE	24,493	31,272	1,614,048	1,645,320	1,455,592			26,085	
=	=	=	=	=	=	=	=	=	

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Buckley Metropolitan District No. 1 (Coordinating District)
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 11/12/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Prelim Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes - Operations	0	301	-	301	301	301	(0)	331	12 Mills For Operations
Property Taxes - ARI	-	25	-	25	25	25	0	28	1 Mill- For Regional Improvements
Specific Ownership Taxes	-	20	-	20	14	13	1	14	4% of Property Taxes
Transfer From District No. 2	0	8,421	840	9,262	8,984	8,245	739	9,229	Operations Mills Transferred- Per District No. 2
Transfer From District No. 3	1	19,732	1,186	20,918	20,376	19,331	1,045	21,347	Operations Mills Transferred- Per District No. 3
Transfer From District No. 4	0	2,549	2,780	5,329	5,251	2,495	2,756	5,466	Operations Mills Transferred- Per District No. 4
Interest Income	-	-	15	15	9	-	9	-	
Misc. Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	2	31,048	4,821	35,869	34,961	30,411	4,550	36,416	
EXPENDITURES									
<u>Administration</u>									
Accounting	26,712	48,600	8,600	40,000	26,825	36,450	9,625	44,000	Combined Total for All Districts
Audit	-	8,100	(9,625)	17,725	17,725	8,100	(9,625)	12,600	Districts No. 1 & 2- Per Engagement Letters
Legal	37,541	81,000	66,000	15,000	10,121	60,750	50,629	30,000	Combined Total for All Districts
Elections	2,717	10,800	8,703	2,097	2,097	10,800	8,703	1,000	Planning for 2025 Election
Supplies, Bank, Bill.com	2,031	3,200	1,200	2,000	1,320	2,400	1,080	2,100	Website, Bill.com fees, checks, etc
Treasurer's Fees	0	10	5	5	5	10	5	5	1.5% of Property Taxes
Insurance & SDA Dues	13,051	15,120	1,011	14,109	14,109	15,120	1,011	15,000	Liability Insurance & SDA dues- Districts 1-4
ARI Transfers / Projects		24	(0)	25	25	24	(0)	27	Taxes Collected, Net of Treasurers Fee
Contingency		50,000	50,000	-		37,500	37,500	50,000	Unforeseen Needs
TOTAL EXPENDITURES	82,051	216,854	125,894	90,961	72,227	171,154	98,927	154,733	
REVENUE OVER / (UNDER) EXPENDITURES	(82,050)	(185,807)	130,715	(55,092)	(37,266)	(140,743)	103,477	(118,316)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	111,000	192,000	(136,000)	56,000	20,000	146,000	(126,000)	119,000	To Cover Operations Shortfall
TOTAL OTHER SOURCES / (USES)	111,000	192,000	(136,000)	56,000	20,000	146,000	(126,000)	119,000	
CHANGE IN FUND BALANCE	28,950	6,193	(5,285)	908	(17,266)	5,257	(22,523)	684	
BEGINNING FUND BALANCE	(4,457)	25,079	(585)	24,493	24,493	25,079	(585)	25,402	
ENDING FUND BALANCE	24,493	31,272	(5,870)	25,402	7,227	30,336	(23,108)	26,085	
=	=	=	=	=	=	=	=	=	

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	1	879	-	879	879	879	(0)	967	35 Mills- Pledged to #2 Bonds
Specific Ownership Taxes	0	53	-	53	39	35	4	39	4% of Property Taxes
Interest Income	-	500	(500)	-	23	375	(352)	1,000	To Allow For Contingency
TOTAL REVENUE	1	1,432	(500)	932	942	1,289	(347)	2,005	
EXPENDITURES									
Treasurer's Fees		26	13	13	13	26	13	14	1.5% of Property Taxes
Transfer to District No. 2 For Debt Contingency	1	905	(13)	919	928	888	(41)	991	Net Available Transferred to No. 2 For Debt
		500	500	-		375	375	1,000	Unforeseen Needs
TOTAL EXPENDITURES	1	1,432	500	932	942	1,289	347	2,005	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)		-	-	-		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Prelim Budget	Budget Notes/Assumptions
CAPITAL PROJECTS FUND									
REVENUE									
Interest Income	-	-	30,000	30,000	7,210	-	7,210	-	
Other /Misc. Income		-	14,817	14,817	14,817	-	14,817	-	
TOTAL REVENUE	-	-	44,816	44,816	22,027	-	22,027	-	
EXPENDITURES									
Accounting	8,655	25,000	18,000	7,000	6,137	18,750	12,613	15,000	Based on 2023 Forecast
Legal	49,222	65,000	55,000	10,000	11,536	48,750	37,214	15,000	Based on 2023 Forecast
Bank Fees	-	-	(25)	25	30	-	(30)	25	Based on 2023 Forecast
Engineering & City Fees	864,637	861,400	411,400	450,000	384,912	646,050	261,138	450,000	Based on 2023 Forecast
Streets	7,362	1,000,000	1,000,000	-	-	750,000	750,000	2,040,000	Moved 2023 & Combined with 2024 Estimates
Parks & Recreation	3,375	-	-	-	-	-	-	-	
Water - Onsite	-	2,275,000	2,275,000	-	-	1,706,250	1,706,250	4,641,000	Moved 2023 & Combined with 2024 Estimates
Water - Offsite	-	2,275,000	2,275,000	-	-	1,706,250	1,706,250	4,641,000	Moved 2023 & Combined with 2024 Estimates
Sewer - Onsite	-	2,275,000	2,275,000	-	-	1,706,250	1,706,250	4,641,000	Moved 2023 & Combined with 2024 Estimates
Sewer - Offsite	-	2,275,000	2,275,000	-	-	1,706,250	1,706,250	4,641,000	Moved 2023 & Combined with 2024 Estimates
Organizational Costs	48,573	-	-	-	-	-	-	-	
Infrastructure	1,420,659	-	(689,026)	689,026	689,026	112,500	(576,526)		
Contingency		15,247,821	15,247,821	-		11,435,866	11,435,866	6,047,761	Budget remaining Available Bond Funds
TOTAL EXPENDITURES	2,402,483	26,299,221	25,143,170	1,156,051	1,091,640	19,836,916	18,745,275	27,131,786	
REVENUE OVER / (UNDER) EXPENDITURES	(2,402,483)	(26,299,221)	25,187,986	(1,111,235)	(1,069,614)	(19,836,916)	18,767,302	(27,131,786)	
OTHER SOURCES / (USES)									
Transfers In/(Out)		-	-	-		-	-	-	
Developer Advance	-				-	-	-	-	None Anticipated
Bond Proceeds Transfer From #2	2,402,483	26,299,221	(23,568,068)	2,731,153	2,517,979	19,836,916	(17,318,937)	25,511,868	Bond Project Funds From District No. 2
TOTAL OTHER SOURCES / (USES)	2,402,483	26,299,221	(23,568,068)	2,731,153	2,517,979	19,836,916	(17,318,937)	25,511,868	
CHANGE IN FUND BALANCE	-	-	1,619,918	1,619,918	1,448,365	-	1,448,365	(1,619,918)	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	1,619,918	
ENDING FUND BALANCE	-	-	1,619,918	1,619,918	1,448,365	-	1,448,365	0	

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