

BUCKLEY METROPOLITAN DISTRICT NO. 1

2026

BUDGET MESSAGE

Buckley Metropolitan Districts 1-4 are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The districts have no employees, and all operations and administrative functions are contracted.

The following budget is prepared using the modified accrual basis of accounting.

The districts were formed with the primary purposes of 1) to finance construction of public improvements as defined in the Service Plan for the districts and 2) to operate and maintain such public improvements that are not otherwise dedicated or conveyed to the City or other governmental entities.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The District certified a mill levy for 2026 collection comprised of 12.889 mills for operations and 38.667 mills for contractual obligations. The operating mill levy, combined with funds received from Districts 2-4 and developer advances, will be used to fund the joint operating costs of all four Districts. The contractual obligations taxes consists of 37.593 mills levied in conjunction with bonds issued by District No. 2 on November 30, 2021 and District No. 2 will provide funding from the bond issuance to be used towards funding of capital expenditures of the District, as well as 1 mill levied for Aurora Regional Improvements.

EXPENDITURES

The District budgeted for operational expenses as well as the transfer of revenues from 1.074 mills of the contractual obligation levy towards Aurora Regional Improvements funds in the General Fund. Since the District pledged 37.593 mills of the contractual obligations levy to the bonds issued by District No. 2 the District will transfer the taxes received to District No. 2 in the Debt Service Fund. The District budgeted for capital expenditures to be accounted for in the Capital Projects Fund.

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

Print Date: 1/23/26

	2024 Audited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	26,570	26,570	-	26,570				43,829	2025 Final AV
Mill Levy - Operations	12.473	12.473	-	12.473				12.889	12 Mills For Operations, Adjusted
Mill Levy - Debt Service Fund	36.380	36.380	-	36.380				37.593	35 Mills- Pledged to #2 Bonds, Adjusted
Mill Levy - Aurora Regional Improvements	1.039	1.039	-	1.039				1.074	1 Mill- For Regional Improvements, Adjusted
Total Mill Levy	49.892	49.892	-	49.892				51.556	Total of 48 Mills, Adjusted
Property Tax Revenue - Operations	331	331	-	331				565	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	967	967	-	967				1,648	AV * Mills / 1,000
Property Tax Revenue - ARI Fund	28	28	-	28				47	AV * Mills / 1,000
Total Property Taxes	1,326	1,326	-	1,326				2,260	

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COMBINED FUNDS									
REVENUE									
Property Taxes	1,334	1,326	-	1,326	1,326	1,326	(0)	2,260	Total of 48 Mills, Adjusted
Specific Ownership Taxes	78	53	0	53	41	31	10	90	4% of Property Taxes
Transfers From Districts 2, 3 & 4	45,325	44,988	1,767	46,755	45,417	44,221	1,196	71,835	Operations Mills Transferred- Per Districts Nos. 2-4
Interest & Other Income	109,419	1,000	124,350	125,350	109,270	667	108,603	149,698	
TOTAL REVENUE	156,157	47,367	126,117	173,484	156,053	46,244	109,809	223,883	
EXPENDITURES									
Administration									
Professional Services	66,111	81,500	7,700	73,800	43,498	58,733	15,236	76,900	Combined Total for All Districts
Treasurer's fees	20	20	(1)	21	20	20	0	34	1.5% of Property Taxes
Election	168	4,000	(3,500)	7,500	1,720	-	(1,720)	2,000	2027 Election Prep - all districts
Insurance, Bonds & SDA dues, Misc	16,073	18,700	1,368	17,332	15,865	17,533	1,669	19,000	Liability & Crime Ins. & SDA dues- Districts 1-4
ARI Transfers / Projects	28	27	(1)	28	28	27	(0)	46	Taxes Collected, Net of Treasurers Fee
Contingency	-	50,000	50,000	-	-	33,333	33,333	50,000	Unforeseen Needs
Debt Service									
Transfer to District No. 2	1,235	991	(299)	1,290	1,109	975	(134)	1,689	Net Available Transferred to No. 2 For Debt
Contingency	-	1,000	1,000	-	-	667	667	2,500	Unforeseen Needs
Capital									
Infrastructure & Other Capital Costs	612,326	18,412,195	11,013,000	7,399,195	305,289	12,424,797	12,119,508	17,636,390	See Capital Fund
TOTAL EXPENDITURES	695,960	18,568,433	11,069,267	7,499,166	367,528	12,536,085	12,168,557	17,788,559	
REVENUE OVER / (UNDER) EXPENDITURES	(539,803)	(18,521,066)	11,195,384	(7,325,682)	(211,475)	(12,489,841)	12,278,366	(17,564,676)	
OTHER SOURCES / (USES)									
Developer Advances	29,000	109,000	(57,000)	52,000	-	67,000	(67,000)	76,000	To Cover Operations Shortfall
Bond Proceeds Transfer From No. 2	2,563,527	16,792,563	(9,518,368)	7,274,195	269,967	10,811,491	(10,541,525)	17,636,390	Bond Project Funds From District No. 2
TOTAL OTHER SOURCES / (USES)	2,592,527	16,901,563	(9,575,368)	7,326,195	269,967	10,878,491	(10,608,525)	17,712,390	
CHANGE IN FUND BALANCE	2,052,724	(1,619,503)	1,620,016	513	58,492	(1,611,350)	1,669,841	147,714	
BEGINNING FUND BALANCE	1,631,519	1,644,959	2,039,285	3,684,244	3,684,244	1,644,959	2,039,285	3,684,757	
ENDING FUND BALANCE	3,684,244	25,457	3,659,300	3,684,757	3,742,736	33,610	3,709,126	3,832,471	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	15,960	(360)	15,600	-	-	-	16,380	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	2,472	4,631	(1,655)	2,975	2,975	-	-	4,454	3% of operating expenditures
Restricted For Debt Service	0	-	0	0	(0)	-	-	0	
Restricted for Capital Projects	3,679,943	0	3,679,943	3,679,943	3,753,717	-	-	3,827,141	
Unassigned	1,830	4,866	(18,627)	(13,761)	(13,957)	-	-	(15,504)	
TOTAL ENDING FUND BALANCE	3,684,244	25,457	3,659,300	3,684,757	3,742,736	33,610	3,709,126	3,832,471	
=	=	=	=	=	=	=	=	=	

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: 1/23/26

	2024 Audited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes - Operations	331	331	-	331	331	331	(0)	565	12 Mills For Operations, Adjusted
State Backfill	8		-	-	-	-	-	-	None for 2026
Property Taxes - ARI	28	28	-	28	28	28	0	47	1 Mill- For Regional Improvements, Adjusted
Specific Ownership Taxes	21	14	-	14	11	8	3	24	4% of Property Taxes
Transfer From District No. 2	9,871	9,316	983	10,299	9,827	9,153	674	24,582	Operations Mills Transferred- Per District No. 2
Transfer From District No. 3	29,681	30,205	634	30,839	30,111	29,697	414	39,835	Operations Mills Transferred- Per District No. 3
Transfer From District No. 4	5,774	5,467	150	5,617	5,479	5,371	107	7,419	Operations Mills Transferred- Per District No. 4
Interest Income	84	-	50	50	46	-	46	-	
Misc. Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	45,798	45,362	1,817	47,179	45,833	44,588	1,245	72,472	
EXPENDITURES									
<u>Administration</u>									
Accounting	30,894	42,000	11,000	31,000	16,762	28,000	11,238	32,300	Combined Total for All Districts
Audit	12,500	13,200	200	13,000	13,000	13,200	200	13,600	Districts No. 1 & 2- Based on 2025 Forecast
Legal	22,717	26,300	(3,500)	29,800	13,736	17,533	3,798	31,000	Combined Total for All Districts
Elections	168	4,000	(3,500)	7,500	1,720	-	(1,720)	2,000	2027 Election Prep - all districts
Supplies, Bank, Bill.com	1,142	1,900	300	1,600	933	1,267	334	1,700	Bill.com fees, checks, etc.
Website Maintenance	1,200	1,600	-	1,600	800	1,067	267	1,700	Website, Bill.com fees, checks, etc.
Treasurer's Fees	5	5	-	5	5	5	0	9	1.5% of Property Taxes
Insurance & SDA Dues	13,731	15,200	1,068	14,132	14,132	15,200	1,068	15,600	Liability & Crime Ins. & SDA dues- Districts 1-4
ARI Transfers / Projects	28	27	(1)	28	28	27	(0)	46	Taxes Collected, Net of Treasurers Fee
Contingency		50,000	50,000	-		33,333	33,333	50,000	Unforeseen Needs
TOTAL EXPENDITURES	82,384	154,233	55,567	98,666	61,116	109,633	48,517	147,956	
REVENUE OVER / (UNDER) EXPENDITURES	(36,586)	(108,871)	57,384	(51,487)	(15,283)	(65,044)	49,761	(75,484)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	29,000	109,000	(57,000)	52,000	-	67,000	(67,000)	76,000	To Cover Operations Shortfall
TOTAL OTHER SOURCES / (USES)	29,000	109,000	(57,000)	52,000	-	67,000	(67,000)	76,000	
CHANGE IN FUND BALANCE	(7,586)	129	384	513	(15,283)	1,956	(17,239)	516	
BEGINNING FUND BALANCE	11,888	25,327	(21,026)	4,301	4,301	25,327	(21,026)	4,814	
ENDING FUND BALANCE	4,301	25,457	(20,642)	4,814	(10,982)	27,283	(38,265)	5,331	

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	967	967	-	967	967	967	0	1,648	35 Mills- Pledged to #2 Bonds, Adjusted 4% of Property Taxes To Allow For Contingency
Specific Ownership Taxes	57	39	0	39	30	23	8	66	
Interest Income	226	1,000	(700)	300	127	667	(540)	2,500	
TOTAL REVENUE	1,249	2,005	(700)	1,306	1,123	1,656	(532)	4,214	
EXPENDITURES									
Treasurer's Fees	15	14	(1)	15	15	14	(0)	25	1.5% of Property Taxes Net Available Transferred to No. 2 For Debt Unforeseen Needs
Transfer to District No. 2 For Debt Contingency	1,235	991	(299)	1,290	1,109	975	(134)	1,689	
		1,000	1,000	-		667	667	2,500	
TOTAL EXPENDITURES	1,249	2,005	700	1,306	1,123	1,656	532	4,214	
REVENUE OVER / (UNDER) EXPENDITURES	(0)	-	-	-	(0)	-	(0)	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)		-	-	-		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(0)	-	-	-	(0)	-	(0)	-	
BEGINNING FUND BALANCE	0	-	0	0	-	-	-	0	
ENDING FUND BALANCE	0	-	0	0	(0)	-	(0)	0	
	=	=	=	=	=	=	=	=	

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CAPITAL PROJECTS FUND									
REVENUE									
Interest Income	103,867	-	125,000	125,000	109,097	-	109,097	147,198	
Other /Misc. Income	5,243	-	-	-	-	-	-	-	
TOTAL REVENUE	109,110	-	125,000	125,000	109,097	-	109,097	147,198	
EXPENDITURES									
Accounting	7,557	20,000	10,000	10,000	2,741	13,333	10,593	21,000	Increased Activity
Legal	19,469	24,000	(14,000)	38,000	29,965	16,000	(13,965)	24,000	Increased Activity
Bank Fees	45	45	-	45	-	30	30	60	Incoming Wire Trf Fees from Project Fund-if needed
Engineering & City Fees	570,290	450,000	125,000	325,000	261,654	300,000	38,346	450,000	Based on 2025 Forecast
Streets	-	2,000,000	2,000,000	-	-	1,333,333	1,333,333	2,000,000	Per Steve
Streets - Valdai Street	-	2,000,000	2,000,000	-	-	1,333,333	1,333,333	2,000,000	
Parks & Recreation	-	-	-	-	-	-	-	-	
Water - Onsite	-	3,000,000	1,200,000	1,800,000	2,504	2,000,000	1,997,496	3,000,000	Per Steve
Water - Offsite	-	3,000,000	3,000,000	-	-	2,000,000	2,000,000	3,000,000	Per Steve
Sewer - Onsite	-	3,000,000	1,600,000	1,400,000	-	2,000,000	2,000,000	3,000,000	Per Steve
Sewer - Offsite	-	3,000,000	1,100,000	1,900,000	-	2,000,000	2,000,000	3,000,000	Per Steve
Organizational Costs	-	-	-	-	-	-	-	-	
Infrastructure	14,965	-	(8,000)	8,000	8,426	150,000	141,574	-	
Contingency	-	1,918,150	-	1,918,150	-	1,278,767	1,278,767	1,141,330	Assume all project funds utilized
TOTAL EXPENDITURES	612,326	18,412,195	11,013,000	7,399,195	305,289	12,424,797	12,119,508	17,636,390	
REVENUE OVER / (UNDER) EXPENDITURES	(503,216)	(18,412,195)	11,138,000	(7,274,195)	(196,192)	(12,424,797)	12,228,605	(17,489,192)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	None Anticipated
Bond Proceeds Transfer From #2	2,563,527	16,792,563	(9,518,368)	7,274,195	269,967	10,811,491	(10,541,525)	17,636,390	Bond Project Funds From District No. 2
TOTAL OTHER SOURCES / (USES)	2,563,527	16,792,563	(9,518,368)	7,274,195	269,967	10,811,491	(10,541,525)	17,636,390	
CHANGE IN FUND BALANCE	2,060,311	(1,619,632)	1,619,632	-	73,775	(1,613,305)	1,687,080	147,198	
BEGINNING FUND BALANCE	1,619,632	1,619,632	2,060,311	3,679,943	3,679,943	1,619,632	2,060,311	3,679,943	
ENDING FUND BALANCE	3,679,943	0	3,679,943	3,679,943	3,753,717	6,327	3,747,391	3,827,141	
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