

BUCKLEY METROPOLITAN DISTRICT NO. 4

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. These revenues will be used to fund the expenditures described below.

EXPENDITURES

Since District No. 1 coordinates the operations of all 4 Districts, funds from the operations mill levy will be transferred to District No.1 in the General Fund. Also, the taxes generated from 1.074 mill of the contractual obligations taxes are pledged to Aurora Regional Improvements, which is shown as an expenditure in the General Fund. District No. 2 issued Bonds on November 30, 2021 and since the District pledged the remaining 37.593 mills of contractual obligations levy to the bonds the District will transfer the taxes received to District No. 2 in the Debt Service Fund.

Buckley Metropolitan District No. 4 (Planned Mixed Use)
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/23/26

	2024 Unaudited 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	426,187	426,253	-	426,253				559,749	2025 Final AV
Mill Levy - Operations	12.473	12.473	-	12.473				12.889	12 Mills Adjusted- Transfer to #1 For Operations
Mill Levy - Debt Service Fund	36.380	36.380	-	36.380				37.593	35 Mills Adjusted- Pledged to #2 Bonds
Mill Levy - ARI Special Revenue Fund	1.039	1.039	-	1.039				1.074	1 Mill Adjusted- For Regional Improvements
Total Mill Levy	49.892	49.892	-	49.892				51.556	Total of 48 Mills, Adjusted
Property Tax Revenue - Operations	5,316	5,317	-	5,317				7,215	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	15,505	15,507	-	15,507				21,043	AV * Mills / 1,000
Property Tax Revenue - ARI Fund	443	443	-	443				601	AV * Mills / 1,000
Total Property Taxes	21,263	21,267	-	21,267				28,858	

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COMBINED FUNDS									
REVENUE									
Property Taxes	21,263	21,267	-	21,267	21,267	21,267	(0)	28,858	Total of 48 Mills, Adjusted None Anticipated for 2025 4% of Property Taxes To Allow For Contingency
State Backfill	131	-	-	-	-	-	-	-	
Specific Ownership Taxes	1,252	620	-	620	662	496	165	1,154	
Interest & Other Income	252	3,230	(2,600)	630	233	2,000	(1,768)	3,000	
TOTAL REVENUE	22,899	25,117	(2,600)	22,517	22,161	23,763	(1,602)	33,013	
EXPENDITURES									
Administration									
Professional Services	-	-	-	-	-	-	-	-	Provided by District No. 1
Treasurer's fees	323	319	-	319	321	319	(2)	433	1.5% of Property Taxes
Election	-	-	-	-	-	-	-	-	Provided by District No. 1
Insurance, Bonds & SDA dues, Misc	-	-	-	-	-	-	-	-	Provided by District No. 1
Transfer to District No. 1	5,774	5,467	(150)	5,617	5,479	5,371	(107)	7,419	Transfer All Available Funds to No. 1 For Ops
ARI Transfers / Projects	436	436	-	436	436	436	1	592	Taxes Collected, Net of Treasurers Fee
Contingency	-	1,500	1,500	-	-	1,000	1,000	1,500	Unforeseen Needs
Debt Service									
Transfer to District No. 2	16,367	15,895	(250)	16,145	15,926	15,636	(290)	21,569	Net Available Transferred to No. 2 For Debt
Contingency	-	1,500	1,500	-	-	1,000	1,000	1,500	Unforeseen Needs
TOTAL EXPENDITURES	22,899	25,117	2,600	22,517	22,161	23,763	1,602	33,013	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	(0)	-	
OTHER SOURCES / (USES)									
Developer Advances	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	(0)	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	(0)	-	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	-	-	-	-	-	-	-	Reserve in District No. 1
TABOR Emergency Reserve	-	-	-	-	-	-	-	-	
Restricted For Debt Service	-	-	-	-	-	-	-	-	
Unassigned	-	-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE	-	-	-	-	-	-	=	-	
	=	=	=	=	=	=	=	=	

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GENERAL FUND									
REVENUE									
Property Taxes - Operations	5,316	5,317	-	5,317	5,317	5,317	(0)	7,215	12 Mills Adjusted- Transfer to #1 For Operations
State Backfill	131	-	-	-	-	-	-	-	None Anticipated for 2025
Property Taxes - ARI	442	443	-	443	442	443	(1)	601	1 Mill Adjusted- For Regional Improvements
Specific Ownership Taxes	339	230	-	230	179	134	45	313	4% of Property Taxes
Interest Income	68	1,500	(1,350)	150	63	1,000	(937)	1,500	To Allow For Contingency
TOTAL REVENUE	6,297	7,490	(1,350)	6,140	6,001	6,894	(893)	9,628	
EXPENDITURES									
<u>Administration</u>									
Accounting	-	-	-	-	-	-	-	-	Provided by District No. 1
Audit	-	-	-	-	-	-	-	-	Not Needed- Will Be Provided By District No. 1
Legal	-	-	-	-	-	-	-	-	Provided by District No. 1
Supplies, Bank, Bill.com	-	-	-	-	-	-	-	-	Bill.com fees, checks, etc.
Treasurer's Fees	87	86	-	86	87	86	(0)	117	1.5% of Property Taxes
Elections	-	-	-	-	-	-	-	-	Provided by District No. 1
Insurance & SDA Dues	-	-	-	-	-	-	-	-	Provided by District No. 1
Engineering	-	-	-	-	-	-	-	-	Provided by District No. 1
Transfer to District No. 1	5,774	5,467	(150)	5,617	5,479	5,371	(107)	7,419	Transfer All Available Funds to No. 1 For Ops
ARI Transfers / Projects	436	436	-	436	436	436	1	592	Taxes Collected, Net of Treasurers Fee
Contingency	-	1,500	1,500	-	-	1,000	1,000	1,500	Unforeseen Needs
TOTAL EXPENDITURES	6,297	7,490	1,350	6,140	6,001	6,894	893	9,628	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	15,505	15,507	-	15,507	15,508	15,507	1	21,043	35 Mills Adjusted- Pledged to #2 Bonds 4% of Property Taxes To Allow For Contingency
Specific Ownership Taxes	913	620	-	620	482	362	121	842	
Interest Income	184	1,500	(1,250)	250	170	1,000	(830)	1,500	
TOTAL REVENUE	16,602	17,627	(1,250)	16,377	16,160	16,869	(709)	23,384	
EXPENDITURES									
Treasurer's Fees	235	233	-	233	234	233	(1)	316	1.5% of Property Taxes Net Available Transferred to No. 2 For Debt Unforeseen Needs
Transfer to District No. 2 For Debt	16,367	15,895	(250)	16,145	15,926	15,636	(290)	21,569	
Contingency		1,500	1,500	-		1,000	1,000	1,500	
TOTAL EXPENDITURES	16,602	17,627	1,250	16,377	16,160	16,869	709	23,384	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	(0)	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)		-	-	-		-	-	-	
Bond Proceeds		-	-	-		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	