

**BUCKLEY CROSSING METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2026**

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 26,384	\$ 32,413	\$ 41,401
<b>REVENUES</b>			
Property Taxes	149	62	51
Specific Ownership Taxes	7	4	3
Developer Advance	28,000	35,000	40,000
Other Revenue	3	2	-
Total revenues	<u>28,159</u>	<u>35,068</u>	<u>40,054</u>
Total funds available	<u>54,543</u>	<u>67,481</u>	<u>81,455</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	9,900	12,000	12,360
Banking Fees	-	16	-
County Treasurer's Fee	2	1	1
Dues and Membership	270	365	500
Election	-	2,685	-
Insurance	2,671	2,871	3,200
Legal	9,263	7,000	10,000
Miscellaneous	24	-	-
Website	-	1,142	1,500
Contingency	-	-	1,599
Total expenditures	<u>22,130</u>	<u>26,080</u>	<u>29,160</u>
ENDING FUND BALANCES	<u>\$ 32,413</u>	<u>\$ 41,401</u>	<u>\$ 52,295</u>
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 100
AVAILABLE FOR OPERATIONS	<u>32,313</u>	<u>41,301</u>	<u>52,195</u>
TOTAL RESERVE	<u>\$ 32,413</u>	<u>\$ 41,401</u>	<u>\$ 52,295</u>

See summary of significant assumptions.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/12/26

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
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**ASSESSED VALUATION**

Agricultural	\$ 4,330	\$ 4,330	\$ 4,560
State assessed	530	90	30
Personal property	10,090	1,810	550
Certified Assessed Value	\$ 14,950	\$ 6,230	\$ 5,140

**MILL LEVY**

General	10.000	10.000	10.000
Total mill levy	10.000	10.000	10.000

**PROPERTY TAXES**

General	\$ 150	\$ 62	\$ 51
Adjustments to actual/rounding	(1)	-	-
Budgeted property taxes	\$ 149	\$ 62	\$ 51

**BUDGETED PROPERTY TAXES**

General	\$ 149	\$ 62	\$ 51
	\$ 149	\$ 62	\$ 51

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on May 20, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Commerce City, Adams County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets and safety controls, street lighting, monuments, signage, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, mosquito control and park and recreation facilities, primarily for single family residential development within the District.

At its formation election held on May 4, 2004, the District's voters authorized general obligation indebtedness of \$7,504,296 for street improvements, \$1,340,404 for parks and recreation, \$988,960 for water supply system, \$2,166,340 for sanitary sewer system, \$12,000,000 for refinancing of District debt, and \$100,000 for general operations and maintenance.

A special election was held on November 4, 2014, wherein the District's voters approved separate increases in general obligation indebtedness of \$20,000,000 for each of the following: streets, sanitary sewer, water, parks and recreation, operations and maintenance, and refunding District debt. The election also approved an annual increase in taxes of \$1,000,000 for District operations and maintenance.

A special election was held on November 2, 2021, wherein the District's voters approved separate increases in general obligation indebtedness of \$45,093,750 for each of the following: streets, sanitary sewer, water, parks and recreation, operations and maintenance, and refunding District debt. The election also approved an annual increase in taxes of \$1,000,000 for District operations and maintenance. The election also approved an authorization to collect, retain and spend any and all amount annually from any revenue sources whatsoever (including without limitation any revenues from Ad Valorem Property Taxes, Specific Ownership Taxes, Fees, Rates, Tolls, Penalties, etc.).

A regular election was held on May 6, 2025, wherein the District's voters approved waiving the 5.25% property tax limit for all future property tax years, as such property tax limit was created by HB24B-1001 and set forth in Section 29-1-1702, C.R.S.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 5.50% of the property taxes collected by the General Fund.

**Developer Advances**

The District is in the development stage. As such, the operating and administrative costs for 2026 are to be funded primarily by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Debt and Leases**

The District has no debt or operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3.00% of fiscal year spending for 2026, as defined under TABOR.

**This information is an integral part of the accompanying budget.**