

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
COMMERCE CITY, ADAMS COUNTY**

**ANNUAL REPORT FOR FISCAL YEAR 2021**

**I. ANNUAL REPORT REQUIREMENT**

Pursuant to the Amended and Restated Service Plan for the Buckley Crossing Metropolitan District (the “District”), the District is required to provide an annual report to the City of Commerce City with regard to the following matters:

1. Narrative Summary. A narrative summary of the progress of the District in implementing its Service Plan for the report year.
2. Budget. The current year budget of the District, including a description of the Public Improvements to be constructed in such year.
3. Financial Statements. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year prepared in accordance with generally accepted accounting principles, including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operation (i.e., revenue and expenditures) for the report year.
4. Capital Expenditures. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of improvements in the report year.
5. Financial Obligations. Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new District Debt issued in the report year, the total assessed valuation of all Taxable Property within the Service Area as of January 1 of the report year and the current total District mill levy pledged to Debt retirement in the report year.
6. Board Contact Information. The names and contact information of the current directors on the District's Board, any District manager and the attorney for the District shall be listed in the report. The District's current office address, phone number, email address and any website address shall also be listed in the report.
7. Reporting of Significant Events.
  - a. Boundary changes made or proposed to the District Boundaries as of December 31 of the prior year.
  - b. Intergovernmental agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

- c. Copies of the District's rules and regulations, if any, as of December 31 of the prior year (or information on how to access such information on the District's website).
- d. A summary of any litigation that involves the Public Improvements as of December 31 of the prior year.
- e. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.
- f. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

## II. FOR THE YEAR ENDING DECEMBER 31, 2021, THE DISTRICT MAKES THE FOLLOWING REPORT:

1. Narrative Summary. A narrative summary of the progress of the District in implementing its Service Plan for the report year.

**The District's Amended and Restated Service Plan was approved by the City Council of the City of Commerce City on August 16, 2021. The District has not constructed any public improvements during the reporting period.**

2. Budget. The current year budget of the District, including a description of the Public Improvements to be constructed in such year.

**The District's 2022 Budget is attached as Exhibit A.**

3. Financial Statements. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year prepared in accordance with generally accepted accounting principles, including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operation (i.e., revenue and expenditures) for the report year.

**The District's Exemption from Audit is attached as Exhibit B.**

4. Capital Expenditures. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of improvements in the report year.

**The District made no capital expenditures in 2021.**

5. Financial Obligations. Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new District Debt issued in the report year, the total assessed valuation of all Taxable Property within the Service Area as

of January 1 of the report year and the current total District mill levy pledged to Debt retirement in the report year.

**The District has no outstanding multiple fiscal year debt to report.**

6. Board Contact Information. The names and contact information of the current directors on the District's Board, any District manager and the attorney for the District shall be listed in the report. The District's current office address, phone number, email address and any website address shall also be listed in the report.

<b>Board of Directors</b>	<b>Email Addresses:</b>
Ryan Carlson	ryancarlson@carlsonland.net
Scott Carlson	scottcarlson@carlsonland.net
Kent Carlson	kentcarlson@carlsonland.net
Clay Carlson	claycarlson@carlsonland.net
Steven Young	steveyoung@carlsonland.net

The District has not engaged a District manager or management company.

Attorney for the District:

Joan M. Fritsche, Esq.  
Fritsche Law LLC  
3900 E. Mexico Avenue, #300  
Denver, CO 80210  
(720) 833-4223  
[joan@fritschelaw.com](mailto:joan@fritschelaw.com)

Address and Phone Number for District:

c/o Joan M. Fritsche, Esq.  
Fritsche Law LLC  
3900 E. Mexico Avenue, #300  
Denver, CO 80210

7. Reporting of Significant Events.

- a. Boundary changes made or proposed to the District Boundaries as of December 31 of the prior year.

**A recorded Order of Exclusion, dated December 21, 2021 is attached as Exhibit C.**

- b. Intergovernmental agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

**The District entered into an Intergovernmental Agreement with the City of Commerce City as required by the District's Service Plan.**

- c. Copies of the District's rules and regulations, if any, as of December 31 of the prior year (or information on how to access such information on the District's website).

**None.**

- d. A summary of any litigation that involves the Public Improvements as of December 31 of the prior year.

**There is no litigation of which we are aware currently pending or threatened against the District.**

- e. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.


**There are no uncured events of default we are aware of.**

- f. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

**We are not aware of any inability of the District to pay its obligations as they come due.**

Respectfully submitted this 29<sup>th</sup> day of April, 2022.

FRITSCHER LAW LLC

By   
Joan M. Fritsche  
Attorney for the District

## **EXHIBIT A**

To Annual Report

**BUCKLEY CROSSING METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2022**

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/21/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (8,452)	\$ 2,550	\$ 2,774
REVENUES			
Property taxes	876	960	1,217
Specific ownership tax	64	67	85
Developer advance	35,000	60,000	30,000
Total revenues	35,940	61,027	31,302
Total funds available	27,488	63,577	34,076
EXPENDITURES			
General and administrative			
Accounting	7,459	8,000	9,000
Contingency	-	-	2,513
County Treasurer's fee	13	14	18
Dues and memberships	262	274	385
Election expense	973	-	1,000
Insurance and bonds	2,510	2,515	3,000
Legal services	11,196	50,000	15,000
Miscellaneous	1,025	-	1,500
Professional services	1,500	-	-
Total expenditures	24,938	60,803	32,416
Total expenditures and transfers out requiring appropriation	24,938	60,803	32,416
ENDING FUND BALANCE	\$ 2,550	\$ 2,774	\$ 1,660
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 100
TOTAL RESERVE	\$ 100	\$ 100	\$ 100

No assurance provided. See summary of significant assumptions.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/21/21

ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
----------------	-------------------	----------------

**ASSESSED VALUATION**

Agricultural	\$ 8,770	\$ 8,770	\$ 8,350
State assessed	350	420	5,670
Personal property	6,620	8,050	107,690
Certified Assessed Value	<u>\$ 15,740</u>	<u>\$ 17,240</u>	<u>\$ 121,710</u>

**MILL LEVY**

General	55.664	55.664	10.000
Total mill levy	<u>55.664</u>	<u>55.664</u>	<u>10.000</u>

**PROPERTY TAXES**

General	\$ 876	\$ 960	\$ 1,217
Budgeted property taxes	<u>\$ 876</u>	<u>\$ 960</u>	<u>\$ 1,217</u>

**BUDGETED PROPERTY TAXES**

General	<u>\$ 876</u>	<u>\$ 960</u>	<u>\$ 1,217</u>
	<u>\$ 876</u>	<u>\$ 960</u>	<u>\$ 1,217</u>

No assurance provided. See summary of significant assumptions.



**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2022 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.

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.

**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.

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.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**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 7.0% 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 2022 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.

Developer advances are estimated as follows as of December 31, 2021:

	<b>Balance December 31, 2020</b>	<b>Additions</b>	<b>Retirements</b>	<b>Est. Balance December 31, 2021</b>
Developer Advances				
Principal	\$ 204,849	\$ 60,000	\$ -	\$ 264,849
Interest	115,109	17,852	-	132,961
	<u>\$ 319,958</u>	<u>\$ 77,852</u>	<u>\$ -</u>	<u>\$ 397,810</u>

**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 1.5% of property tax collections.

**Debt and Leases**

The District has no debt or operating or capital leases.

**BUCKLEY CROSSING METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3.0% of fiscal year spending for 2022, as defined under TABOR.

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

## **EXHIBIT B**

To Annual Report

**APPLICATION FOR EXEMPTION FROM AUDIT****SHORT FORM****NAME OF GOVERNMENT  
ADDRESS****Buckley Crossing Metropolitan District****8390 E Crescent Parkway****Suite 300****Greenwood Village, CO 80111****CONTACT PERSON****Jason Carroll****PHONE****303-779-5710****EMAIL****Jason.Carroll@claconnect.com****FAX****303-779-0348****For the Year Ended  
12/31/21  
or fiscal year ended:****PART 1 - CERTIFICATION OF PREPARER**

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

**NAME:****Jason Carroll****TITLE****Accountant for the District****FIRM NAME (if applicable)****CliftonLarsonAllen LLP****ADDRESS****8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111****PHONE****303-779-5710****DATE PREPARED****3/23/2022****PREPARER** (SIGNATURE REQUIRED)

SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT

**Please indicate whether the following financial information is recorded  
using Governmental or Proprietary fund types****GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)

## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 930	
2-2	Specific ownership	\$ 73	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ 51,569	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 52,572	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 274	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ 2,515	
3-7	Accounting and legal fees	\$ 49,405	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	County Treasurer's Fees	\$ 14	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 52,208	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No																																								
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																								
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; background-color: #f0f0f0; padding: 2px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; background-color: #f0f0f0; padding: 2px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
4-4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)</th> <th style="width: 12.5%;">Outstanding at end of prior year*</th> <th style="width: 12.5%;">Issued during year</th> <th style="width: 12.5%;">Retired during year</th> <th style="width: 12.5%;">Outstanding at year-end</th> </tr> </thead> <tbody> <tr> <td>General obligation bonds</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Revenue bonds</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Notes/Loans</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Leases</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Developer Advances</td> <td style="text-align: right;">\$ 204,849</td> <td style="text-align: right;">\$ 51,569</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 256,418</td> </tr> <tr> <td>Other (specify): Interest</td> <td style="text-align: right;">\$ 115,109</td> <td style="text-align: right;">\$ 17,742</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 132,851</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>\$ 319,958</b></td> <td style="text-align: right;"><b>\$ 69,311</b></td> <td style="text-align: right;"><b>\$ -</b></td> <td style="text-align: right;"><b>\$ 389,269</b></td> </tr> </tbody> </table>	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end	General obligation bonds	\$ -	\$ -	\$ -	\$ -	Revenue bonds	\$ -	\$ -	\$ -	\$ -	Notes/Loans	\$ -	\$ -	\$ -	\$ -	Leases	\$ -	\$ -	\$ -	\$ -	Developer Advances	\$ 204,849	\$ 51,569	\$ -	\$ 256,418	Other (specify): Interest	\$ 115,109	\$ 17,742	\$ -	\$ 132,851	<b>TOTAL</b>	<b>\$ 319,958</b>	<b>\$ 69,311</b>	<b>\$ -</b>	<b>\$ 389,269</b>		
Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end																																							
General obligation bonds	\$ -	\$ -	\$ -	\$ -																																							
Revenue bonds	\$ -	\$ -	\$ -	\$ -																																							
Notes/Loans	\$ -	\$ -	\$ -	\$ -																																							
Leases	\$ -	\$ -	\$ -	\$ -																																							
Developer Advances	\$ 204,849	\$ 51,569	\$ -	\$ 256,418																																							
Other (specify): Interest	\$ 115,109	\$ 17,742	\$ -	\$ 132,851																																							
<b>TOTAL</b>	<b>\$ 319,958</b>	<b>\$ 69,311</b>	<b>\$ -</b>	<b>\$ 389,269</b>																																							

\*must tie to prior year ending balance

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized: <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ 504,800,000.00 5/4/04 &amp; 11/4/14 &amp; 11/5/21</div>		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding? <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ 12,118	
5-2	Certificates of deposit	\$ -	
	<b>Total Cash Deposits</b>		\$ 12,118
	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
5-3		\$ -	
		\$ -	
		\$ -	
	<b>Total Investments</b>		\$ -
	<b>Total Cash and Investments</b>		\$ 12,118

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?

☐☒

6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:

☐☒

6-3 Complete the following capital assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firefighters' pension plan?

☐☒

7-2 Does the entity have a volunteer firefighters' pension plan?

☐☒

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):

\$ -

State contribution amount:

\$ -

Other (gifts, donations, etc.):

\$ -

**TOTAL**

\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?

☒☐☐

8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:

☒☐☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 61,000



PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box		Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? <small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.		Yes	No
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	Date of formation: <input type="text"/>		
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	Please list the NEW name & PRIOR name: <input type="text"/>		
10-3	Is the entity a metropolitan district? Please indicate what services the entity provides: <input type="text"/> See below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10-4	Does the entity have an agreement with another government to provide services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	List the name of the other governmental entity and the services provided: <input type="text"/>		
10-5	Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	Date Filed: <input type="text"/>		
10-6	Does the entity have a certified Mill Levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):		
	Bond Redemption mills		-
	General/Other mills		55.664
	Total mills		55.664

Please use this space to provide any explanations or comments:

10-3: Provide financing for the construction, installation and operation of public improvements, including streets, safety controls, lighting, monuments, signage, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, mosquito control, and park and recreation facilities.

PART 11 - GOVERNING BODY APPROVAL			
Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure






Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1	Steve Young	I Steve Young , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>3/29/2022</u> My term Expires: May 2023
Board Member 2	Scott Carlson	I Scott Carlson , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>3/28/2022</u> My term Expires: May 2023
Board Member 3	Kent Carlson	I Kent Carlson , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>3/28/2022</u> My term Expires: May 2022
Board Member 4	Clay Carlson	I Clay Carlson , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>3/29/2022</u> My term Expires: May 2022
Board Member 5	Ryan Carlson	I Ryan Carlson, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u></u> Date: <u>3/28/2022</u> My term Expires: May 2023
Board Member 6		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



CliftonLarsonAllen LLP  
8390 East Crescent Pkwy., Suite 300  
Greenwood Village, CO 80111  
phone 303-779-5710 fax 303-779-0348  
CLAAconnect.com

## Accountant's Compilation Report

Board of Directors  
Buckley Crossing Metropolitan District  
Adams County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Buckley Crossing Metropolitan District as of and for the year ended December 31, 2021, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Buckley Crossing Metropolitan District.

Greenwood Village, Colorado  
March 23, 2022

**Certificate Of Completion**

Envelope Id: D1CA9A0E63794EC5A442889F1A0B791D

Status: Completed

Subject: Please DocuSign: BCMD - 2021 Audit Exemption.pdf

Client Name: Buckley Crossing Metropolitan District

Client Number: 011-042605-00

Source Envelope:

Document Pages: 8

Signatures: 5

Envelope Originator:

Certificate Pages: 5

Initials: 0

Lauryn Rodvold

AutoNav: Enabled

220 South 6th Street

Envelopeld Stamping: Enabled

Suite 300

Time Zone: (UTC-06:00) Central Time (US &amp; Canada)

Minneapolis, MN 55402

Lauryn.Rodvold@claconnect.com

IP Address: 165.225.10.173

**Record Tracking**

Status: Original

Holder: Lauryn Rodvold

Location: DocuSign

3/26/2022 1:23:32 PM

Lauryn.Rodvold@claconnect.com

**Signer Events**

Clay Carlson

claycarlson@carlsonland.net

Security Level: Email, Account Authentication  
(None)**Signature**DocuSigned by:  
  
69394080773B400...Signature Adoption: Pre-selected Style  
Using IP Address: 74.92.209.221**Timestamp**

Sent: 3/26/2022 1:28:34 PM

Resent: 3/29/2022 10:08:30 AM

Viewed: 3/29/2022 10:19:11 AM

Signed: 3/29/2022 10:19:47 AM

**Electronic Record and Signature Disclosure:**

Accepted: 3/29/2022 10:19:11 AM

ID: 5a98457b-3801-4545-b222-9696856f4f7c

Kent Carlson

kentcarlson@carlsonland.net

manager

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
A7356B0AA53244E...Signature Adoption: Pre-selected Style  
Using IP Address: 96.84.249.109

Sent: 3/26/2022 1:28:34 PM

Viewed: 3/28/2022 11:34:36 AM

Signed: 3/28/2022 11:34:43 AM

**Electronic Record and Signature Disclosure:**

Accepted: 3/4/2019 10:55:46 AM

ID: c01a8a1e-cd19-458b-9483-db7e1f09e787

Ryan Carlson

ryancarlson@carlsonland.net

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
33267F60073347D...Signature Adoption: Pre-selected Style  
Using IP Address: 174.198.11.51  
Signed using mobile

Sent: 3/26/2022 1:28:34 PM

Viewed: 3/28/2022 8:48:41 AM

Signed: 3/28/2022 8:49:02 AM

**Electronic Record and Signature Disclosure:**

Accepted: 3/28/2022 8:48:41 AM

ID: 3c1760db-1e28-4413-b4d2-a4f0cd70e140

Scott Carlson

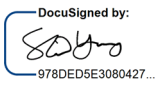
scottcarlson@carlsonland.net

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
1CDCFEE80064DC...Signature Adoption: Pre-selected Style  
Using IP Address: 96.84.249.109  
Signed using mobile

Sent: 3/26/2022 1:28:35 PM

Viewed: 3/28/2022 12:28:34 PM

Signed: 3/28/2022 12:28:48 PM

Signer Events	Signature	Timestamp
<b>Electronic Record and Signature Disclosure:</b> Accepted: 3/28/2022 12:28:34 PM ID: 9ffd5007-4c4f-4f96-915f-c449ba39cf4d		
Steve Young steveyoung@carlsonland.net Manager Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 74.92.209.221	Sent: 3/26/2022 1:28:35 PM Resent: 3/29/2022 10:08:31 AM Viewed: 3/29/2022 12:02:07 PM Signed: 3/29/2022 12:02:26 PM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 3/29/2022 12:02:07 PM ID: 328cbc4a-47d1-41d6-8355-007b78596203		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/26/2022 1:28:36 PM
Certified Delivered	Security Checked	3/29/2022 12:02:07 PM
Signing Complete	Security Checked	3/29/2022 12:02:26 PM
Completed	Security Checked	3/29/2022 12:02:26 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **EXHIBIT C**

To Annual Report

DISTRICT COURT, ADAMS COUNTY, STATE OF COLORADO		DATE FILED: December 16, 2021 4:27 PM CASE NUMBER: 2004CV960
Court Address:	Adams County Justice Center 1100 Judicial Center Drive Brighton, CO 80601	
Phone Number:	303-659-1161	
IN RE THE MATTER OF BUCKLEY CROSSING METROPOLITAN DISTRICT		▲ COURT USE ONLY ▲ Case No.: 04CV960  Div.: Ctrm.:
<b>ORDER FOR EXCLUSION OF REAL PROPERTY FROM THE BUCKLEY CROSSING METROPOLITAN DISTRICT</b>		

THIS MATTER comes on the Motion of the Buckley Crossing Metropolitan District (the "District"), pursuant to C.R.S. §32-1-501, for an Order excluding certain real property from the boundaries and jurisdiction of the District. The Court, having reviewed the Motion and attached Exhibits, makes the followings Findings and Order of Exclusion.

**A. Findings of Fact**

1. The District is a quasi-municipal corporation and political subdivision of the State of Colorado, organized and formed in Adams County pursuant §32-1-101, C.R.S., et seq.

2. Business Center Investors, Tower Farm KC LLC, Tower Farm RC LLC, Tower Farm SC LLC, and Tower Farm CC LLC (collectively, the "Landowner") are one hundred percent (100%) fee owners of property generally located along the proposed High Plains Parkway, west of E-470 and east of Buckley Road, north of 112<sup>th</sup> Avenue, in the City of Commerce City, Colorado (the "Property"). The Property is more specifically identified in the legal description attached as Exhibit 1.

3. The Property is currently located within the District and within the boundaries of Buckley Crossing Metropolitan District No. 2 ("District No. 2") pursuant to this Court's Order and Decree entered November 9, 2021.

4. On December 1, 2021, the Landowner petitioned the District to exclude the Property from the District, pursuant to C.R.S. §32-1-501(1).



5. In accordance with C.R.S. §32-1-501(2), the District scheduled a public hearing on the Petition for Exclusion for December 13, 2021 at 2:00 p.m. A notice of the public hearing was published in a newspaper of general circulation within the District.

6. On December 13, 2021, the District held a public hearing on the Petition for Exclusion. No objections to the proposed exclusion were received during the public hearing.

7. Having received no objections to the proposed exclusion during the public meeting, and after considering the proposed exclusion, the District Board passed a Resolution and Order approving the exclusion of the Property from the District.

8. As part of its deliberations, the Board of Directors considered the statutory factors set forth in C.R.S. §32-1-501(3). Applying those factors, the Board determined that it is in the best interests of the District, the Property, and the Landowner to exclude the Property from the District's jurisdiction.

9. The Court finds the District has complied with all statutory notice and hearing requirements set forth in C.R.S. §32-1-501.

#### **B. Order of Exclusion**

1. Pursuant to C.R.S. §32-1-501, the Court Orders that the Property more particularly described in Exhibit 1, attached hereto is hereby excluded from the jurisdiction and boundaries of the Buckley Crossing Metropolitan District.

2. The Court further Orders, in accordance with C.R.S. §32-1-503:

a. The Property shall not be subject to any property tax levied by the District Board for the District's operating costs after the Effective Date of this Order excluding the Property from the District's jurisdiction.

b. The current bonded indebtedness of the District is \$0. The Property shall not become obligated for the payment of any District debt created after the effective date of this Order.

c. The change of boundaries of the District shall not impair nor affect its organization, nor shall it affect, impair, or discharge any contract, obligation, lien, or charge on which it might be liable or chargeable had such change of boundaries not been made

3. In accordance with C.R.S. §32-1-503, exclusion of the Property from the District's jurisdiction shall be effective upon the date this Order is recorded in the real property records of the Adams County Clerk and Recorder ("Effective Date").

DATED this 16th day of December, 2021.

BY THE COURT:

*Jos. Blazquez*

District Court Judge

**EXHIBIT 1**  
**Legal Description**  
**Property to be Excluded**

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 BEARS NORTH 89°29'31" EAST, A DISTANCE OF 2,648.56 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 02°54'21" EAST, A DISTANCE OF 1,160.34 FEET TO A POINT ON A LINE 60' EAST AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, AND THE POINT OF BEGINNING;

THENCE SOUTH 89°56'36" EAST, A DISTANCE OF 1,448.35 FEET;

THENCE SOUTH 00°03'31" WEST, A DISTANCE OF 932.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 54.98 FEET;

THENCE SOUTH 89°56'29" EAST, A DISTANCE OF 491.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,075.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106°04'22", AN ARC LENGTH OF 1,990.17 FEET;

THENCE SOUTH 16°07'53" WEST, A DISTANCE OF 362.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 54.98 FEET;

THENCE SOUTH 73°52'07" EAST, A DISTANCE OF 40.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'16", AN ARC LENGTH OF 73.76 FEET;

THENCE NORTH 89°52'37" EAST, A DISTANCE OF 895.14 FEET;

THENCE SOUTH 00°07'06" WEST, A DISTANCE OF 1,260.11 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°52'36" WEST, A DISTANCE OF 1,354.78 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID WEST LINE, NORTH 00°07'47" EAST, A DISTANCE OF 1,593.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°52'13" WEST;

THENCE DEPARTING SAID WEST LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $87^{\circ}20'04''$ , AN ARC LENGTH OF 1,829.13 FEET;

THENCE NORTH  $87^{\circ}12'17''$  WEST, A DISTANCE OF 359.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $69^{\circ}04'05''$ , AN ARC LENGTH OF 1,446.56 FEET TO A POINT ON A LINE 60' EAST AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID PARALLEL LINE, NORTH  $00^{\circ}03'29''$  EAST, A DISTANCE OF 379.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 99.581 ACRES, (4,337,766 SQUARE FEET), MORE OR LESS.