

Skyview Meadows Metropolitan District  
Statement of Net Position  
August 31, 2021

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
<b>ASSETS</b>					
<b>CASH</b>					
Chase Checking	1,194,661				1,194,661
Savings	-				-
Pooled Cash	(8,684)	8,684			-
<b>TOTAL CASH</b>	<b>1,185,977</b>	<b>8,684</b>	-	-	<b>1,194,661</b>
<b>OTHER CURRENT ASSETS</b>					
Due From County Treasurer	-	-			-
Due From County Urban Renewal Authority	(0)				(0)
Property Tax Receivable	-	-			-
Accounts Receivable	-	-			-
Prepaid Expense	-	-			-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>(0)</b>	-	-	-	<b>(0)</b>
<b>FIXED ASSETS</b>					
Construction in Progress	-				-
Accumulated Depreciation	-				-
<b>TOTAL FIXED ASSETS</b>	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>1,185,977</b>	<b>8,684</b>	-	-	<b>1,194,661</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>					
<b>CURRENT LIABILITIES</b>					
Accounts Payable	16,311	-	-		16,311
Other Accrued Liabilities	-	-	-		-
<b>TOTAL CURRENT LIABILITIES</b>	<b>16,311</b>	-	-	-	<b>16,311</b>
<b>DEFERRED INFLOWS</b>					
Deferred Property Taxes	-	-			-
<b>TOTAL DEFERRED INFLOWS</b>	-	-	-	-	-
<b>LONG-TERM LIABILITIES</b>					
Bonds					-
Accrued Interest- Bonds				-	-
Developer Payable-Principal Capital				-	-
Developer Payable-Principal Operations				-	-
Developer Payable-Interest-Capital				-	-
Developer Payable-Interest-Operations				-	-
<b>TOTAL LONG-TERM LIABILITIES</b>	-	-	-	-	-
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>16,311</b>	-	-	-	<b>16,311</b>
<b>NET POSITION</b>					
Inv in Capital Assets, Net of Dep					-
Inv in Long Term Deb				-	-
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted	2,557	8,684	-		11,241
Fund Balance- Unassigned	1,167,109				1,167,109
<b>TOTAL NET POSITION</b>	<b>1,169,666</b>	<b>8,684</b>	-	-	<b>1,178,350</b>

Skyview Meadows Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 10/8/2021

	2020 Unaudited Actual	2021 Adopted Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Positive (Negative)	2022 Preliminary Budget	Budget Notes/Assumptions
<b>PROPERTY TAXES</b>									
<b>Total Assessed Valuation</b>									
Non Oil & Gas	181,250	17,010		17,010			19,480		
Oil & Gas	-	23,567,770		23,567,770			22,695,180		
<b>Total Assessed Valuation</b>	<b>181,250</b>	<b>23,584,780</b>		<b>23,584,780</b>			<b>22,714,660</b>		
<b>Less Urban Renewal AV</b>	<b>-</b>	<b>22,380,060</b>		<b>22,380,060</b>			<b>21,575,159</b>		
<b>Net Taxable AV</b>	<b>181,250</b>	<b>1,204,720</b>		<b>1,204,720</b>			<b>1,139,501</b>		
<b>Mill Levy</b>									
General Fund	10.000	60.000		60.000			60.000		Eventually 10 For Ops & 50 For Debt 15 Mills to URA for Budget Years 2021-2025
Urban Renewal	-	15.000		15.000			15.000		
Debt Service Fund	50.000	-		-			-		
<b>Total</b>	<b>60.000</b>	<b>75.000</b>		<b>75.000</b>			<b>75.000</b>		
<b>Property Tax Revenue</b>									
<b>General Fund:</b>									
District Property Taxes	1,813	90,354		90,354			85,463		75 Mills on \$1.139M AV 60 Mills, less 2.5% Fees, on \$22M Increment
URA Pass-Thru	-	1,309,234		1,309,234			1,262,147		
<b>Total General Fund Taxes</b>	<b>1,813</b>	<b>1,399,588</b>		<b>1,399,588</b>			<b>1,347,609</b>		
<b>Debt Service Fund:</b>									
Non Oil & Gas Taxes	9,063	-		-			-		No Debt Service Mill Levy For 2022
Non Oil & Gas URA Funding	-	-		-			-		No Debt Service Mill Levy For 2022
Oil & Gas Taxes	-	-		-			-		No Debt Service Mill Levy For 2022
Oil & Gas URA Funding	-	-		-			-		No Debt Service Mill Levy For 2022
<b>Total Debt Service Fund Taxes</b>	<b>9,063</b>	<b>-</b>		<b>-</b>			<b>-</b>		
<b>Total Taxes</b>	<b>10,875</b>	<b>1,399,588</b>		<b>1,399,588</b>			<b>1,347,609</b>		

Skyview Meadows Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 10/8/2021

	2020 Unaudited Actual	2021 Adopted Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Positive (Negative)	2022 Preliminary Budget	Budget Notes/Assumptions
<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	10,025	90,354	215	90,569	90,569	90,354	215	85,463	50 Mills Debt + 10 Ops (15 URA starts in 2021) 5% of Gross Taxes (None Goes To URA)
Specific Ownership Taxes	516	106,132	(17,689)	88,443	50,911	61,910	(10,999)	85,180	
Funding From URA	-	1,309,234	-	1,309,234	1,309,176	1,309,234	(57)	1,262,147	
Interest & Other Income	31	-	25	25	13	-	13	-	
System Development Fees	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>10,572</b>	<b>1,505,719</b>	<b>(17,449)</b>	<b>1,488,270</b>	<b>1,450,670</b>	<b>1,461,498</b>	<b>(10,828)</b>	<b>1,432,789</b>	
<b>EXPENDITURES</b>									
<b>Administration</b>									
Accounting, Legal, & Audit	38,194	70,000	25,000	45,000	28,338	44,667	16,328	76,000	Prelim Estimate
Insurance, SDA Dues, Misc Other	453	4,700	1,254	3,446	2,801	3,900	1,099	6,900	Per General Fund
Treasurer's fees	151	1,355	(3)	1,359	1,359	1,355	(3)	1,282	1.5 % of property taxes levied
Contingency	-	25,000	25,000	-	-	-	-	25,000	Allowance For Unforeseen Needs
<b>Operations</b>									
Landscaping, Snow Removal, Other	-	50,000	50,000	-	-	-	-	50,000	
<b>Debt Service</b>									
Bond Interest	-	340,789	340,789	-	-	-	-	496,105	Per Prelim Bond Model
Bond Principal	-	-	-	-	-	-	-	-	Per Prelim Bond Model
Developer Repayment- Principal	-	64,910	30,966	33,944	33,944	64,910	30,966	-	
Developer Repayment- Interest	-	3,500	2,020	1,480	1,480	3,500	2,020	-	
Trustee Fee & Contingency	-	7,000	7,000	-	-	7,000	7,000	7,000	Per Prelim Bond Model
<b>Capital</b>	-	19,000,000	18,789,886	210,115	210,114	10,000,000	9,789,886	19,270,000	Water Shares & Offsite Improvements
<b>TOTAL EXPENDITURES</b>	<b>38,798</b>	<b>19,567,254</b>	<b>19,271,912</b>	<b>295,343</b>	<b>278,036</b>	<b>10,125,332</b>	<b>9,847,296</b>	<b>19,932,286</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>(28,227)</b>	<b>(18,061,535)</b>	<b>19,254,463</b>	<b>1,192,928</b>	<b>1,172,633</b>	<b>(8,663,834)</b>	<b>9,836,468</b>	<b>(18,499,497)</b>	
<b>OTHER SOURCES / (USES)</b>									
Developer Advances	33,944	9,304,600	(9,304,600)	-	-	1,549,600	(1,549,600)	8,456,032	General & Capital Fund Shortfalls
Bond Proceeds & Premium	-	11,515,000	(11,515,000)	-	-	11,515,000	(11,515,000)	11,515,000	Per Prelim Bond Model
Debt Issuance Expense	-	(492,050)	492,050	-	-	(492,050)	492,050	(492,050)	Per Prelim Bond Model
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>33,944</b>	<b>20,327,550</b>	<b>(20,327,550)</b>	<b>-</b>	<b>-</b>	<b>12,572,550</b>	<b>(12,572,550)</b>	<b>19,478,982</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>5,717</b>	<b>2,266,015</b>	<b>(1,073,087)</b>	<b>1,192,928</b>	<b>1,172,633</b>	<b>3,908,716</b>	<b>(2,736,082)</b>	<b>979,485</b>	
<b>BEGINNING FUND BALANCE</b>	<b>-</b>	<b>18,124</b>	<b>(12,408)</b>	<b>5,717</b>	<b>5,717</b>	<b>18,124</b>	<b>(12,408)</b>	<b>1,198,644</b>	
<b>ENDING FUND BALANCE</b>	<b>5,717</b>	<b>2,284,139</b>	<b>(1,085,495)</b>	<b>1,198,644</b>	<b>1,178,350</b>	<b>3,926,840</b>	<b>(2,748,490)</b>	<b>2,178,129</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Non-Spendable	2,054	2,625	75	2,700	-	2,625	-	2,835	Prepaid Insurance
TABOR Emergency Reserve	1,161	6,584	(4,027)	2,557	2,557	6,584	(4,027)	4,776	3% of operating expenditures
Restricted For Debt Service	8,684	2,234,231	(2,225,547)	8,684	8,684	2,575,020	(2,566,336)	2,078,129	Reserve, Cap I, and Bond Payment Funds
Restricted For Capital Projects	-	-	-	-	-	-	-	-	
Unassigned	(6,182)	40,699	1,144,005	1,184,703	1,167,109	1,342,611	(178,127)	92,389	
<b>TOTAL ENDING FUND BALANCE</b>	<b>5,717</b>	<b>2,284,139</b>	<b>(1,085,495)</b>	<b>1,198,644</b>	<b>1,178,350</b>	<b>3,926,840</b>	<b>(2,748,490)</b>	<b>2,178,129</b>	

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

Skyview Meadows Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 10/8/2021

	2020 Unaudited Actual	2021 Adopted Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Positive (Negative)	2022 Preliminary Budget	Budget Notes/Assumptions
<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property Taxes- O&M Levy	1,671	90,354	215	90,569	90,569	90,354	215	85,463	75 Mills (60 Ops + 15 URA) of Net AV 5% of Gross Taxes (None Goes To URA) 60 Mills, less 1.5% Treas & 1% URA Fee
Specific Ownership Taxes	86	106,132	(17,689)	88,443	50,911	61,910	(10,999)	85,180	
URA Funding		1,309,234		1,309,234	1,309,176	1,309,234	(57)	1,262,147	
Interest Income	5	-	25	25	13	-	13	-	
Miscellaneous Income	-	-	-	-	-	-	-	-	
System Development Fees	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>1,762</b>	<b>1,505,719</b>	<b>(17,449)</b>	<b>1,488,270</b>	<b>1,450,670</b>	<b>1,461,498</b>	<b>(10,828)</b>	<b>1,432,789</b>	
<b>EXPENDITURES</b>									
Management	-	-	-	-	-	-	-	-	
Accounting	13,379	30,000	15,000	15,000	8,936	18,000	9,064	30,000	Prelim Estimate
Audit	-	-	-	-	-	-	-	6,000	Audit required for 2021
Legal	24,816	40,000	10,000	30,000	19,402	26,667	7,265	40,000	WBA estimate
Insurance & SDA Dues	-	2,500	154	2,346	2,346	2,500	154	2,700	D&O, Liability, and other coverages + SDA Dues
Publications	-	100	-	100	-	-	-	-	Included in Other
Elections	450	-	-	-	-	-	-	3,000	Assume Canceled
Miscellaneous Expenditures	1	100	100	-	-	67	67	-	
Office Supplies, Bank & Bill.com Fees, Other	2	2,000	1,000	1,000	455	1,333	878	1,200	Checks, bill.com fees, misc other
Landscape, snowplowing, and other ops		50,000	50,000	-				50,000	Scope of services TBD
Treasurer's fees	25	1,355	(3)	1,359	1,359	1,355	(3)	1,282	1.5 % of property taxes levied
Developer Repayment- Principal	-	64,910	30,966	33,944	33,944	64,910	30,966	-	
Developer Repayment- Interest	-	3,500	2,020	1,480	1,480	3,500	2,020	-	
Contingency	-	25,000	25,000	-	-	-	-	25,000	Allowance For Unforeseen Needs
<b>TOTAL EXPENDITURES</b>	<b>38,673</b>	<b>219,465</b>	<b>134,237</b>	<b>85,228</b>	<b>67,922</b>	<b>118,332</b>	<b>50,410</b>	<b>159,182</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>(36,911)</b>	<b>1,286,254</b>	<b>116,788</b>	<b>1,403,042</b>	<b>1,382,748</b>	<b>1,343,166</b>	<b>39,582</b>	<b>1,273,608</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers to Capital Fund	-	(1,245,000)	1,034,886	(210,115)	(210,114)	-	(210,114)	(2,363,568)	Transfer Available Excess to Capital Fund
Developer Advance	33,944	-	-	-	-	-	-	-	None anticipated for 2022
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>33,944</b>	<b>(1,245,000)</b>	<b>1,034,886</b>	<b>(210,115)</b>	<b>(210,114)</b>	<b>-</b>	<b>(210,114)</b>	<b>(2,363,568)</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(2,967)</b>	<b>41,254</b>	<b>1,151,674</b>	<b>1,192,928</b>	<b>1,172,633</b>	<b>1,343,166</b>	<b>(170,532)</b>	<b>(1,089,960)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>-</b>	<b>8,654</b>	<b>(11,621)</b>	<b>(2,967)</b>	<b>(2,967)</b>	<b>8,654</b>	<b>(11,621)</b>	<b>1,189,960</b>	
<b>ENDING FUND BALANCE</b>	<b>(2,967)</b>	<b>49,908</b>	<b>1,140,053</b>	<b>1,189,960</b>	<b>1,169,666</b>	<b>1,351,820</b>	<b>(182,154)</b>	<b>100,000</b>	Emergency & Other Reserves
	=	=	=	=	=	=	=	=	

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

Skyview Meadows Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 10/8/2021

	2020 Unaudited Actual	2021 Adopted Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Positive (Negative)	2022 Preliminary Budget	Budget Notes/Assumptions
<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>	-								
Non Oil & Gas Taxes	8,354	-	-	-	-	-	-	-	No Debt Levy for 2022
Non Oil & Gas URA Funding		-	-	-	-	-	-	-	No Debt Levy for 2022
Oil & Gas Taxes		-	-	-	-	-	-	-	No Debt Levy for 2022
Oil & Gas URA Funding		-	-	-	-	-	-	-	No Debt Levy for 2022
Specific ownership taxes	430	-	-	-	-	-	-	-	5% of Gross Taxes (None Goes To URA)
Interest income	26	-	-	-	-	-	-	-	
System Dev Fees	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>8,810</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>EXPENDITURES</b>									
Treasurer's fees	126	-	-	-	-	-	-	-	1.5 % of property taxes levied
Bond Principal	-	-	-	-	-	-	-	-	Per Prelim Bond Model
Bond Interest	-	340,789	340,789	-	-	-	-	496,105	Per Prelim Bond Model
Paying agent / trustee fees	-	7,000	7,000	-	-	7,000	7,000	7,000	Per Prelim Bond Model
Contingency	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>126</b>	<b>347,789</b>	<b>347,789</b>	<b>-</b>	<b>-</b>	<b>7,000</b>	<b>7,000</b>	<b>503,105</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	<b>8,684</b>	<b>(347,789)</b>	<b>347,789</b>	<b>-</b>	<b>-</b>	<b>(7,000)</b>	<b>7,000</b>	<b>(503,105)</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers in/(out)	-	(8,450,400)	8,450,400	-	-	(8,450,400)	8,450,400	(8,450,400)	Transfer Project Funds to Capital Fund
Bond proceeds	-	11,515,000	(11,515,000)	-	-	11,515,000	(11,515,000)	11,515,000	Per Prelim Bond Model
Debt issuance expense	-	(492,050)	492,050	-	-	(492,050)	492,050	(492,050)	Per Prelim Bond Model
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>-</b>	<b>2,572,550</b>	<b>(2,572,550)</b>	<b>-</b>	<b>-</b>	<b>2,572,550</b>	<b>(2,572,550)</b>	<b>2,572,550</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>8,684</b>	<b>2,224,761</b>	<b>(2,224,761)</b>	<b>-</b>	<b>-</b>	<b>2,565,550</b>	<b>(2,565,550)</b>	<b>2,069,445</b>	
<b>BEGINNING FUND BALANCE</b>	<b>-</b>	<b>9,470</b>	<b>(786)</b>	<b>8,684</b>	<b>8,684</b>	<b>9,470</b>	<b>(786)</b>	<b>8,684</b>	
<b>ENDING FUND BALANCE</b>	<b>8,684</b>	<b>2,234,231</b>	<b>(2,225,547)</b>	<b>8,684</b>	<b>8,684</b>	<b>2,575,020</b>	<b>(2,566,336)</b>	<b>2,078,129</b>	See breakout below
<b>COMPONENTS OF FUND BALANCE:</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
Debt Service Reserve Fund	-	-	-	-	-	-	-	-	Per Prelim Bond Model
Capitalized Interest Fund	-	1,280,761	(1,280,761)	-	-	-	-	1,134,129	To Cover A Bond Interest in later years
Bond Payment / Surplus Fund	8,684	953,470	(944,786)	8,684	8,684			944,000	Excess funds held for use in later year
<b>TOTAL ENDING FUND BALANCE</b>	<b>8,684</b>	<b>2,234,231</b>	<b>(2,225,547)</b>	<b>8,684</b>	<b>8,684</b>	<b>2,575,020</b>	<b>(2,566,336)</b>	<b>2,078,129</b>	

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

Skyview Meadows Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 10/8/2021

	2020 Unaudited Actual	2021 Adopted Budget	Variance Positive (Negative)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Positive (Negative)	2022 Preliminary Budget	Budget Notes/Assumptions
<b>CAPITAL FUND</b>									
<b>REVENUE</b>									
Interest Income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	-	
<b>EXPENDITURES</b>									
Water	-	10,000,000	10,000,000	-	-	10,000,000	10,000,000	10,000,000	Water Shares
Sanitation Sewer	-	-	-	-	-	-	-	-	
Storm Sewer	-	-	-	-	-	-	-	-	
Streets	-	-	-	-	-	-	-	-	
Parks, Landscaping & Trails	-	-	-	-	-	-	-	-	
Onsite Improvements	-	7,500,000	7,500,000	-	-	-	-	7,500,000	Developer Estimate
Offsite Improvements	-	1,500,000	1,500,000	-	-	-	-	1,500,000	Developer Estimate
Other Improvements	-	-	-	-	-	-	-	-	
Engineering & Legal	-	-	(3,863)	3,863	3,863	-	(3,863)	10,000	
Cost Certification	-	-	(2,157)	2,157	2,157	-	(2,157)	10,000	
Organizational Costs	-	-	(204,095)	204,095	204,095	-	(204,095)	-	
Contingency	-	-	-	-	-	-	-	250,000	
<b>TOTAL EXPENDITURES</b>	-	<b>19,000,000</b>	<b>18,789,886</b>	<b>210,115</b>	<b>210,114</b>	<b>10,000,000</b>	<b>9,789,886</b>	<b>19,270,000</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	-	<b>(19,000,000)</b>	<b>18,789,886</b>	<b>(210,115)</b>	<b>(210,114)</b>	<b>(10,000,000)</b>	<b>9,789,886</b>	<b>(19,270,000)</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfer From General Fund	-	1,245,000	(1,034,886)	210,115	210,114	-	210,114	2,363,568	Transfer Available Excess to Capital Fund
Transfer From Debt Service Fund	-	8,450,400	(8,450,400)	-	-	8,450,400	(8,450,400)	8,450,400	Transfer of proceeds from bond issuances
Developer Advances	-	9,304,600	(9,304,600)	-	-	1,549,600	<b>(1,549,600)</b>	8,456,032	To cover bond funding shortfall
<b>TOTAL OTHER SOURCES / (USES)</b>	-	<b>19,000,000</b>	<b>(18,789,886)</b>	<b>210,115</b>	<b>210,114</b>	<b>10,000,000</b>	<b>(9,789,886)</b>	<b>19,270,000</b>	
<b>CHANGE IN FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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