

Skyview Meadows Metropolitan District
Statement of Net Position
August 31, 2022

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Chase Checking	2,565,513				2,565,513
Pooled Cash	(6,497)	6,497	-		-
TOTAL CASH	2,559,016	6,497	-	-	2,565,513
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Due From County Urban Renewal Authority	-				-
Property Tax Receivable	-				-
Accounts Receivable	-				-
Prepaid Expense	-				-
TOTAL OTHER CURRENT ASSETS	-	-	-	-	-
FIXED ASSETS					
Construction in Progress	-				-
Accumulated Depreciation	-				-
TOTAL FIXED ASSETS	-	-	-	-	-
TOTAL ASSETS	2,559,016	6,497	-	-	2,565,513
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	8,409	-	-		8,409
Other Accrued Liabilities	-	-	-		-
TOTAL CURRENT LIABILITIES	8,409	-	-	-	8,409
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Bonds					-
Accrued Interest- Bonds				-	-
Developer Payable-Principal Capital				-	-
Developer Payable-Principal Operations				-	-
Developer Payable-Interest-Capital				-	-
Developer Payable-Interest-Operations				-	-
TOTAL LONG-TERM LIABILITIES	-	-	-	-	-
TOTAL LIAB & DEF INFLOWS	8,409	-	-	-	8,409
NET POSITION					
Inv in Capital Assets, Net of Dep					-
Inv in Long Term Deb				-	-
Fund Balance- Non-Spendable	2,040				2,040
Fund Balance- Restricted	1,978	6,497	-		8,475
Fund Balance- Unassigned	2,546,589				2,546,589
TOTAL NET POSITION	2,550,607	6,497	-	-	2,557,104

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: 9/29/2022

	2021 Audited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Positive (Negative)	2023 Preliminary Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation									
Non Oil & Gas	17,010	35,790		35,790			44,930	August Preliminary Valuation	
Oil & Gas	23,567,770	22,695,180		22,695,180			26,740,550	August Preliminary Valuation	
Total Assessed Valuation	23,584,780	22,730,970		22,730,970			26,785,480		
Less Urban Renewal AV	22,380,060	21,590,359		21,590,359			25,369,378	August Preliminary Valuation	
Net Taxable AV	1,204,720	1,140,611		1,140,611			1,416,102		
Mill Levy									
General Fund	60.000	60.000		60.000			60.001	Eventually 10 For Ops & 50 For Debt	
Urban Renewal (Contractual)	15.000	15.000		15.000			15.000	15 Mills to URA for Budget Years 2021-2025	
Debt Service Fund	-	-		-			-		
Total	75.000	75.000		75.000			75.001		
Property Tax Revenue									
General Fund:									
District Property Taxes	90,354	85,546		85,546			106,209	75 Mills on \$1.416M AV	
URA Pass-Thru	1,309,234	1,263,036		1,263,036			1,484,133	60 Mills, less 2.5% Fees, on \$25.3M Increment	
Total General Fund Taxes	1,399,588	1,348,582		1,348,582			1,590,342		
Debt Service Fund:									
Non Oil & Gas Taxes	-	-		-			-	No Debt Service Mill Levy For 2023	
Non Oil & Gas URA Funding	-	-		-			-	No Debt Service Mill Levy For 2023	
Oil & Gas Taxes	-	-		-			-	No Debt Service Mill Levy For 2023	
Oil & Gas URA Funding	-	-		-			-	No Debt Service Mill Levy For 2023	
Total Debt Service Fund Taxes	-	-		-			-		
Total Taxes	1,399,588	1,348,582		1,348,582			1,590,342		

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	2021 Audited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Positive (Negative)	2023 Preliminary Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	90,569	85,546	68	85,613	85,613	85,546	67	106,209	50 Mills Debt + 10 Ops (15 URA starts in 2021) 5% of Gross Taxes (None Goes To URA) 60 Mills, less 2.5% Fees, on \$25.3M Increment
Specific Ownership Taxes	88,882	85,241	-	85,241	56,406	49,724	6,682	100,447	
Funding From URA	1,309,176	1,263,036	-	1,263,036	1,258,869	1,263,036	(4,167)	1,484,133	
Interest & Other Income	13	-	150	150	121	-	121	-	
System Development Fees	-	-	-	-	-	-	-	-	
TOTAL REVENUE	1,488,641	1,433,823	218	1,434,040	1,401,009	1,398,306	2,703	1,690,789	
EXPENDITURES									
Administration									
Accounting, Legal, & Audit	38,953	77,000	43,000	34,000	18,916	51,667	32,750	77,500	See Breakout in General Fund
Insurance, SDA Dues, Misc Other	3,017	6,900	1,257	5,643	4,944	6,500	1,556	6,800	Per General Fund
Treasurer's fees	1,359	1,283	(3)	1,286	1,286	1,283	(3)	1,593	1.5 % of property taxes levied
Contingency	-	25,000	-	25,000	-	-	-	25,000	Allowance For Unforeseen Needs
Operations									
Landscaping, Snow Removal, Other	-	50,000	50,000	-	-	-	-	50,000	
Debt Service									
Bond Interest	-	496,105	496,105	-	-	-	-	-	Assumes no bonds issued.
Bond Principal	-	-	-	-	-	-	-	-	Assumes no bonds issued.
Developer Repayment- Principal	33,944	-	-	-	-	-	-	-	
Developer Repayment- Interest	1,480	-	-	-	-	-	-	-	
Trustee Fee & Contingency	-	7,000	7,000	-	-	7,000	7,000	-	Assumes no bonds issued.
Capital									
	232,176	19,270,000	19,270,000	-	-	10,000,000	10,000,000	19,270,000	Water Shares & Offsite Improvements
TOTAL EXPENDITURES	310,929	19,933,288	19,867,359	65,929	25,146	10,066,450	10,041,303	19,430,893	
REVENUE OVER / (UNDER) EXPENDITURES	1,177,712	(18,499,465)	19,867,576	1,368,111	1,375,863	(8,668,144)	10,044,007	(17,740,104)	
OTHER SOURCES / (USES)									
Developer Advances	-	8,456,000	(8,456,000)	-	-	1,549,600	(1,549,600)	15,297,248	General & Capital Fund Shortfalls
Bond Proceeds & Premium	-	11,515,000	(11,515,000)	-	-	11,515,000	(11,515,000)	-	Assumes no bonds issued.
Debt Issuance Expense	(2,187)	(492,050)	492,050	-	-	(492,050)	492,050	-	Assumes no bonds issued.
TOTAL OTHER SOURCES / (USES)	(2,187)	19,478,950	(19,478,950)	-	-	12,572,550	(12,572,550)	15,297,248	
CHANGE IN FUND BALANCE	1,175,525	979,485	388,626	1,368,111	1,375,863	3,904,406	(2,528,543)	(2,442,856)	
BEGINNING FUND BALANCE	5,717	1,198,644	(17,403)	1,181,242	1,181,242	1,198,644	(17,403)	2,549,353	
ENDING FUND BALANCE	1,181,242	2,178,129	371,224	2,549,353	2,557,104	5,103,050	(2,545,946)	106,497	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	2,040	2,835	(235)	2,600	2,040	2,835	-	2,730	Prepaid Insurance
TABOR Emergency Reserve	1,300	4,806	(2,828)	1,978	1,978	4,806	(2,828)	4,827	3% of operating expenditures
Restricted For Debt Service	6,497	2,078,129	(2,071,632)	6,497	6,497	2,574,234	(2,567,737)	6,497	Reserve, Cap I, and Bond Payment Funds
Restricted For Capital Projects	-	-	2,442,856	2,442,856	-	-	-	-	
Unassigned	1,171,405	92,359	3,063	95,422	2,546,589	2,521,175	24,619	92,443	
TOTAL ENDING FUND BALANCE	1,181,242	2,178,129	371,224	2,549,353	2,557,104	5,103,050	(2,545,946)	106,497	
=	=	=	=	=	=	=	=	=	

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

Print Date: 9/29/2022

	2021 Audited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 08/31/22 Actual	YTD Thru 08/31/22 Budget	Variance Positive (Negative)	2023 Preliminary Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- O&M Levy	90,569	85,546	68	85,613	85,613	85,546	67	106,209	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	88,882	85,241	-	85,241	56,406	49,724	6,682	100,447	
URA Funding	1,309,176	1,263,036		1,263,036	1,258,869	1,263,036	(4,167)	1,484,133	
Interest Income	13	-	150	150	121	-	121	-	
Miscellaneous Income	-	-	-	-	-	-	-	-	
System Development Fees	-	-	-	-	-	-	-	-	
TOTAL REVENUE	1,488,641	1,433,823	218	1,434,040	1,401,009	1,398,306	2,703	1,690,789	
EXPENDITURES									
Management	-	-	-	-	-	-	-	-	Based on 2022 Budget- Assumes Additional Activity Based on 2022 Forecast Based on 2022 Budget- Assumes Additional Activity D&O, Liability, and other coverages + SDA Dues Assume Canceled Checks, bill.com fees, misc other Scope of services TBD 1.5 % of property taxes levied Allowance For Unforeseen Needs
Accounting	12,864	30,000	15,000	15,000	7,811	18,000	10,189	30,000	
Audit	-	7,000	-	7,000	7,000	7,000	-	7,500	
Legal	26,089	40,000	28,000	12,000	4,106	26,667	22,561	40,000	
Insurance & SDA Dues	2,346	2,700	257	2,443	2,443	2,700	257	2,600	
Elections	-	3,000	1,000	2,000	1,981	3,000	1,019	3,000	
Miscellaneous Expenditures	-	-	-	-	-	-	-	-	
Office Supplies, Bank & Bill.com Fees, Other	671	1,200	-	1,200	520	800	280	1,200	
Landscape, snowplowing, and other ops	-	50,000	50,000	-	-	-	-	50,000	
Treasurer's fees	1,359	1,283	(3)	1,286	1,286	1,283	(3)	1,593	
Developer Repayment- Principal	33,944	-	-	-	-	-	-	-	
Developer Repayment- Interest	1,480	-	-	-	-	-	-	-	
Contingency	-	25,000	-	25,000	-	-	-	25,000	
TOTAL EXPENDITURES	78,753	160,183	94,254	65,929	25,146	59,450	34,303	160,893	
REVENUE OVER / (UNDER) EXPENDITURES	1,409,888	1,273,640	94,472	1,368,111	1,375,863	1,338,856	37,007	1,529,896	
OTHER SOURCES / (USES)									
Transfers to Capital Fund	(232,176)	(2,363,600)	(79,256)	(2,442,856)	-	-	-	(1,529,896)	Transfer Available Excess to Capital Fund None anticipated for 2022
Developer Advance	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(232,176)	(2,363,600)	(79,256)	(2,442,856)	-	-	-	(1,529,896)	
CHANGE IN FUND BALANCE	1,177,712	(1,089,960)	15,216	(1,074,745)	1,375,863	1,338,856	37,007	-	
BEGINNING FUND BALANCE	(2,967)	1,189,960	(15,216)	1,174,745	1,174,745	1,189,960	(15,216)	100,000	
ENDING FUND BALANCE	1,174,745	100,000	(0)	100,000	2,550,607	2,528,816	21,791	100,000	Emergency & Other Reserves
	=	=	=	=	=	=	=	=	

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DEBT SERVICE FUND									
REVENUE									
Non Oil & Gas Taxes	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	5% of Gross Taxes (None Goes To URA)
Interest income	-	-	-	-	-	-	-	-	
System Dev Fees	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Treasurer's fees	-	-	-	-	-	-	-	-	1.5 % of property taxes levied
Bond Principal	-	-	-	-	-	-	-	-	Assumes no bonds issued.
Bond Interest	-	496,105	496,105	-	-	-	-	-	Assumes no bonds issued.
Paying agent / trustee fees	-	7,000	7,000	-	-	7,000	7,000	-	Assumes no bonds issued.
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	503,105	503,105	-	-	7,000	7,000	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	(503,105)	503,105	-	-	(7,000)	7,000	-	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	(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)	-	Assumes no bonds issued.
Debt issuance expense	(2,187)	(492,050)	492,050	-	-	(492,050)	492,050	-	Assumes no bonds issued.
TOTAL OTHER SOURCES / (USES)	(2,187)	2,572,550	(2,572,550)	-	-	2,572,550	(2,572,550)	-	
CHANGE IN FUND BALANCE	(2,187)	2,069,445	(2,069,445)	-	-	2,565,550	(2,565,550)	-	
BEGINNING FUND BALANCE	8,684	8,684	(2,187)	6,497	6,497	8,684	(2,187)	6,497	
ENDING FUND BALANCE	6,497	2,078,129	(2,071,632)	6,497	6,497	2,574,234	(2,567,737)	6,497	See breakout below
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Debt Service Reserve Fund	-	-	-	-	-	-	-	-	Assumes no bonds issued.
Capitalized Interest Fund	-	1,134,129	(1,134,129)	-	-	-	-	-	To Cover A Bond Interest in later years
Bond Payment / Surplus Fund	6,497	944,000	(937,503)	6,497	6,497		6,497	6,497	Excess funds held for use in later year
TOTAL ENDING FUND BALANCE	6,497	2,078,129	(2,071,632)	6,497	6,497	2,574,234	(2,567,737)	6,497	
=	=	=	=	=	=	=	=	=	

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CAPITAL FUND									
REVENUE									
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Water	-	10,000,000	10,000,000	-	-	10,000,000	10,000,000	10,000,000	Water Shares same as prior year budget
Sanitation Sewer	-	-	-	-	-	-	-	-	
Storm Sewer	-	-	-	-	-	-	-	-	
Streets	-	-	-	-	-	-	-	-	
Parks, Landscaping & Trails	-	-	-	-	-	-	-	-	
Onsite Improvements	-	7,500,000	7,500,000	-	-	-	-	7,500,000	Same as developer estimate for 2022
Offsite Improvements	-	1,500,000	1,500,000	-	-	-	-	1,500,000	Same as developer estimate for 2022
Other Improvements	-	-	-	-	-	-	-	-	
Engineering & Legal	21,462	10,000	10,000	-	-	-	-	10,000	
Cost Certification	6,620	10,000	10,000	-	-	-	-	10,000	
Organizational Costs	204,095	-	-	-	-	-	-	-	
Contingency	-	250,000	250,000	-	-	-	-	250,000	Assumes unknown capital
TOTAL EXPENDITURES	232,176	19,270,000	19,270,000	-	-	10,000,000	10,000,000	19,270,000	
REVENUE OVER / (UNDER) EXPENDITURES	(232,176)	(19,270,000)	19,270,000	-	-	(10,000,000)	10,000,000	(19,270,000)	
OTHER SOURCES / (USES)									
Transfer From General Fund	232,176	2,363,600	79,256	2,442,856	-	-	-	1,529,896	Transfer Available Excess to Capital Fund
Transfer From Debt Service Fund	-	8,450,400	(8,450,400)	-	-	8,450,400	(8,450,400)	-	Transfer of proceeds from bond issuances
Developer Advances	-	8,456,000	(8,456,000)	-	-	1,549,600	(1,549,600)	15,297,248	To cover bond funding shortfall
TOTAL OTHER SOURCES / (USES)	232,176	19,270,000	(16,827,144)	2,442,856	-	10,000,000	(10,000,000)	16,827,144	
CHANGE IN FUND BALANCE	-	-	2,442,856	2,442,856	-	-	-	(2,442,856)	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	2,442,856	
ENDING FUND BALANCE	-	-	2,442,856	2,442,856	-	-	-	-	
	=	=	=	=	=	=	=	=	

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