

**BUCKLEY CROSSING METROPOLITAN DISTRICT NO. 2  
COMMERCE CITY, ADAMS COUNTY**

**ANNUAL REPORT FOR FISCAL YEAR 2024**

**I. ANNUAL REPORT REQUIREMENT**

Pursuant to the Amended and Restated Service Plan for the Buckley Crossing Metropolitan District No. 2 (the “District”) and Sections 32-1-207(3)(c)(I) and (II), C.R.S., 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. Public Improvements. The status of the construction of public improvements by the District.
3. Facilities and Improvements. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the County or Municipality.
4. Assessed Valuation. The final assessed valuation of the District as of December 31.
5. Budget. The current year budget of the District.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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, 2024, 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 Service Plan was approved by the City of Commerce City on August 16, 2021. The District has not constructed or acquired any public improvements during the reporting period while the owner of the underlying property proceeds with the City's entitlement process.*

2. Public Improvements. The status of the construction of public improvements by the District.

*The District has not constructed or acquired any public improvements during the reporting period.*

3. Facilities and Improvements. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the County or Municipality.

*The District has not constructed or conveyed any facilities or public improvements during the reporting period.*

4. Assessed Valuation. The final assessed valuation of the District as of December 31.

***The final assessed valuation of the District is \$6,530.00.***

5. Budget. The current year budget of the District.

***The District's 2025 Budget is attached as Exhibit A.***

6. 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 Application for Exemption from Audit for the reporting period has been accepted by the Office of the State Auditor. As required by Section 32-1-207(3)(c)(II)(I), C.R.S, the District's Application for Exemption from Audit is attached as Exhibit B.***

7. 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 2024.***

8. 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. The District did not certify a debt service mill levy for the report year. The assessed valuation of the District is \$6,530 for the report year.***

9. 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.

**Board of Directors**

Steven Young  
Scott Carlson  
Kent Carlson  
Clay Carlson  
Ryan Carlson

**Email Addresses:**

Contact@fritschelaw.com  
Contact@fritschelaw.com  
Contact@fritschelaw.com  
Contact@fritschelaw.com  
Contact@fritschelaw.com

***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 Fritsche Law LLC  
3900 E. Mexico Avenue, #300  
Denver, CO 80210  
720-833-4223

Website:

<https://www.buckleycrossingmd2.com/>

10. Reporting of Significant Events.

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

***There were no boundary changes made or proposed in 2024.***

- 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 Buckley Crossing Metropolitan District for the provision of administrative and operations functions, effective January 1, 2023.***

- 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).

***The District has not adopted Rules and Regulations.***

- 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.


***The District has not issued Debt and there are no uncured events of default.***

- 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.

***The District has not issued Debt and we are not aware of any inability of the District to pay its obligations as they come due.***

Respectfully submitted this 1<sup>st</sup> day of October, 2025.

FRITSCHER LAW LLC

By   
Joan M. Fritsche  
Attorney for the District