

LOCHBUIE STATION RESIDENTIAL METROPOLITAIN DISTRICT

SPECIAL MEETING AGENDA/NOTICE

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
Eric Eckberg	President	May 2029
John Fairbairn	Secretary	May 2029
Gary Duke	Treasurer/Assistant Secretary	May 2027
Lorelei Nelson	Assistant Secretary	May 2027
Melissa Peruzzi	Assistant Secretary	May 2029

PLEASE NOTE DATE AND TIME

DATE: December 17, 2025

TIME: 5:30 P.M.

Meeting Location: Pursuant to § 32-1-903 CRS, as amended, the District's meetings may also be conducted electronically, telephonically or by other virtual means. **Directors and members of the public that wish to participate in the meeting may do so via teleconference by dialing 1 719 359 4580 and entering Conference ID: 869 9775 2294 Password 823681 or videoconference on <https://us06web.zoom.us/j/86997752294?pwd=OSKMMpY3xCvSkpk7P9daXSPve5noQt.1>**

1. Call to Order
2. Update Regarding the Status of Public Infrastructure Projects within the District:
3. Update Regarding Status of Outstanding Bonds, if any:
4. Review of Unaudited Financial Statements.
5. Open Floor for Questions. Members of the public may ask questions about the District. The Board may determine how much time is reserved for questions and for each individual speaker.
6. Adjournment

Posted on the District's website at <https://lochbuiestationresidentialmd.com>
at least 24 hours prior to the meeting.

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
ALLOCATION OF FUNDS AVAILABLE
Year to Date (YTD) as of November 30, 2025
Unaudited

Account Activity Item Description	GENERAL	DEBT	TOTALS ALL FUNDS
Beginning fund balances	\$ 926	\$ 14,718	\$ 15,644
YTD DEPOSITS			
Property taxes	46,029	263,026	309,055
Specific ownership	1,987	11,698	13,685
Interest	1,335	738	2,073
Total deposits	49,351	275,462	324,813
YTD total payables	(165,222)	(260,973)	(426,195)
OTHER FINANCING SOURCES			
Developer advances	103,500	-	103,500
Transfer to other funds	(7,000)	7,000	-
Total other financing sources	96,500	7,000	103,500
ENDING FUNDS AVAILABLE	\$ (18,445)	\$ 36,207	\$ 17,762

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LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
GENERAL FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Eleven Months Ended November 30, 2025
Unaudited

	YTD Actual	2025 Adopted Budget	Variance Over (Under)	Percent of Budget (YTD 92%)
REVENUES				
Property taxes	\$ 46,029	\$ 46,027	\$ 2	100%
Specific ownership taxes	1,987	2,301	(314)	86%
Interest	1,335	-	1,335	-
Total revenues	<u>49,351</u>	<u>48,328</u>	<u>1,023</u>	<u>102%</u>
EXPENDITURES				
Audit	12,032	12,000	32	100%
County treasurer fees	718	723	(5)	99%
District management and accounting	59,478	35,000	24,478	170%
Dues and subscriptions	1,483	500	983	297%
Election	35	5,000	(4,965)	1%
Insurance and bonds	2,817	3,000	(183)	94%
Landscape	44,524	50,000	(5,476)	89%
Legal	8,383	20,000	(11,617)	42%
Miscellaneous	192	200	(8)	96%
Snow removal	5,453	5,000	453	109%
Utilities	30,107	-	30,107	-
Emergency reserve	-	3,800	(3,800)	0%
Total expenditures	<u>165,222</u>	<u>135,223</u>	<u>29,999</u>	<u>122%</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(115,871)</u>	<u>(86,895)</u>	<u>(28,976)</u>	<u>133%</u>
OTHER FINANCING SOURCES (USES)				
Developer advances	103,500	92,000	11,500	113%
Transfer to debt service fund	(7,000)	(7,000)	-	-
Total other financing sources (uses)	<u>96,500</u>	<u>85,000</u>	<u>11,500</u>	<u>114%</u>
NET CHANGE IN FUNDS AVAILABLE	(19,371)	<u>\$ (1,895)</u>	<u>\$ (17,476)</u>	
BEGINNING FUNDS AVAILABLE	<u>926</u>			
ENDING FUNDS AVAILABLE	<u>\$ (18,445)</u>			

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
DEBT SERVICE FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Eleven Months Ended November 30, 2025
Unaudited

	<u>YTD Actual</u>	<u>2025 Adopted Budget</u>	<u>Variance Over (Under)</u>	<u>Percent of Budget (YTD 92%)</u>
REVENUES				
Property taxes	\$ 263,026	\$ 263,011	\$ 15	100%
Specific ownership taxes	11,698	13,151	(1,453)	89%
Interest	738	10,000	(9,262)	7%
Total revenues	<u>275,462</u>	<u>286,162</u>	<u>(10,700)</u>	<u>96%</u>
EXPENDITURES				
County treasurer fees	3,918	3,945	(27)	99%
Bond payment - interest	250,016	245,991	4,025	102%
Paying agent and cash management fees	7,039	10,000	(2,961)	70%
Total expenditures	<u>260,973</u>	<u>259,936</u>	<u>1,037</u>	<u>100%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>14,489</u>	<u>26,226</u>	<u>(11,737)</u>	<u>55%</u>
OTHER FINANCING SOURCES				
Transfer from general fund	7,000	7,000	-	100%
Total other financing sources	<u>7,000</u>	<u>7,000</u>	<u>-</u>	<u>100%</u>
NET CHANGE IN FUNDS AVAILABLE	21,489	<u>\$ 33,226</u>	<u>\$ (11,737)</u>	
BEGINNING FUNDS AVAILABLE	<u>14,718</u>			
ENDING FUNDS AVAILABLE	<u>\$ 36,207</u>			