

ANNUAL INFORMATION REPORT

FOR THE YEAR 2021

PRAIRIE POINT METROPOLITAN DISTRICT NO. 1 (FORMERLY KNOWN AS KINGS POINT METROPOLITAN DISTRICT NO. 1)

Pursuant to Section VIII of the Amended and Restated Service Plan approved by the City of Aurora, Colorado on August 22, 2005.

An Order Granting Petition of Name Change of Kings Point Metropolitan District No. 1 to Prairie Point Metropolitan District No. 1 was granted by the District Court, Arapahoe County, Colorado, on April 27, 2022.

- 1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.** There were no boundary changes made or proposed during 2021.
- 2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.**
 - a. Intergovernmental Agreement regarding operation and ownership of public facilities, agreements relative to certain regional improvements between the City of Aurora and Kings Point Metropolitan District No. 1 dated December 29, 2005.
 - b. Intergovernmental Agreement regarding golf course operation and maintenance between the City of Aurora and Kings Point Metropolitan District No. 1 dated January 23, 2017.
 - c. ARTA Establishment Agreement, as amended. Termination effective April 19, 2018.
 - d. South Aurora Regional Improvement Authority Establishment Agreement dated January 24, 2018, as amended on October 2, 2018.
 - e. Eligible Governmental Entity Agreement between the District and the Statewide Internet Portal Authority of the State of Colorado approved by District's Board of Directors November 12, 2019.
 - f. The District entered into a Community Authority Board Establishment Agreement between the Kings Point Metropolitan District Nos. 1-3 and The Kings Point Community Authority Board on September 16, 2021. A First Amended and Restated Community Authority Board Establishment Agreement was entered into, effective June 6, 2022, due to the name change of the Districts and the Community Authority Board from Kings Point to Prairie Point.
- 3. Copies of the District's rules and regulations, if any, as of December 31, of the prior year.** The District has not adopted any rules and regulations.
- 4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.** The District was not involved in any litigation in 2021.

5. **Status of the District's construction of the Public Improvements as of December 31 for the prior year.** As of December 31, 2021, the Community Authority Board (not the District) have begun construction of capital improvements categorized as Streets, Water, Sanitary Sewer and Parks and Recreation facilities.
6. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.** There have been no facilities or improvements dedicated to and accepted by the City as of December 31, 2021.
7. **The assessed valuation of the District for the current year.** Assessed Valuation for budget year 2022 is \$0.00.
8. **Current year budget including a description of the Public Improvements to be constructed in such year.** No public improvements are anticipated to be constructed by the District in 2021. A copy of the 2022 budget is attached.
9. **Audit for the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.** A copy of the 2021 Audit will be provided upon filing with the state.
10. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** None.
11. **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.** None.

RESOLUTION NO. 2021-10-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF**

**KINGS POINT METROPOLITAN DISTRICT NO. 1, ARAPAHOE COUNTY,
COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING
EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND
APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2022**

A. The Board of Directors of Kings Point Metropolitan District No. 1 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2021 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 19, 2021, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
KINGS POINT METROPOLITAN DISTRICT NO. 1, ARAPAHOE COUNTY, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on October 19, 2021.

**KINGS POINT METROPOLITAN
DISTRICT NO. 1**

By: David Carro
President

Attest:

By: Lisa Jacoby
Secretary

EXHIBIT A

Budget

KINGS POINT METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**KINGS POINT METROPOLITAN DISTRICT NO. 1
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer advance	38,220	1,108,000	-
Intergovernmental revenues	-	-	1,756,560
Total revenues	<u>38,220</u>	<u>1,108,000</u>	<u>1,756,560</u>
Total funds available	<u>38,220</u>	<u>1,108,000</u>	<u>1,756,560</u>
EXPENDITURES			
General Fund	38,220	58,000	651,537
Capital Projects Fund	-	1,050,000	1,105,023
Total expenditures	<u>38,220</u>	<u>1,108,000</u>	<u>1,756,560</u>
Total expenditures and transfers out requiring appropriation	<u>38,220</u>	<u>1,108,000</u>	<u>1,756,560</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Agricultural	\$ -	\$ -	\$ -
Certified Assessed Value	\$ -	\$ -	\$ -
MILL LEVY			
General	0.000	0.000	82.776
Total mill levy	0.000	0.000	82.776
PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Adjustments to actual/rounding	-	-	-
Refunds and abatements	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer Advance	38,220	58,000	-
Intergovernmental revenues	-	-	651,537
Total revenues	<u>38,220</u>	<u>58,000</u>	<u>651,537</u>
Total funds available	<u>38,220</u>	<u>58,000</u>	<u>651,537</u>
EXPENDITURES			
General and administrative			
Accounting	6,458	12,000	-
Dues and Membership	797	4,194	-
Insurance and Bonds	11,840	10,500	-
Legal Services	18,995	30,000	-
Repay developer advance	-	-	651,537
Contingency	130	1,306	-
Total expenditures	<u>38,220</u>	<u>58,000</u>	<u>651,537</u>
Total expenditures and transfers out requiring appropriation	<u>38,220</u>	<u>58,000</u>	<u>651,537</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	1,050,000	-
Intergovernmental revenues	-	-	1,105,023
Total revenues	<u>-</u>	<u>1,050,000</u>	<u>1,105,023</u>
Total funds available	<u>-</u>	<u>1,050,000</u>	<u>1,105,023</u>
EXPENDITURES			
General and Administrative			
Contingency	-	50,000	-
Capital Projects			
Repay developer advance	-	-	1,105,023
Capital outlay	-	1,000,000	-
Total expenditures	<u>-</u>	<u>1,050,000</u>	<u>1,105,023</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,050,000</u>	<u>1,105,023</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized December 10, 2001 by Order of the Arapahoe County District Court and has an Amended and Restated Service Plan dated August 22, 2005, to provide financing for the design, acquisition, installation and construction of water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, mosquito control, limited fire protection and emergency medical, limited television relay and operation and maintenance of the District. The District's service area is located entirely within the City of Aurora in Arapahoe County, Colorado.

The District entered into a funding agreement with the Developer whereby the Developer agreed to fund operating and administrative expenditures until other revenues are available to the District. The construction of District facilities is expected to be financed by the issuance of bonded debt.

On November 6, 2018, District voters approved authorization to increase property tax up to \$40,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$2,500,000,000 for the above listed facilities and \$250,000,000 for the purpose of refunding debt. The voters also authorized debt of \$250,000,000 for the cost of operating and maintaining the District's systems. The election provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. However, the District's Service Plan stipulates that the total debt that the District will be permitted to issue will not exceed \$250,000,000.

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

Intergovernmental Revenue

The District anticipates receiving revenues in the amount equal to the outstanding developer advances upon Kings Point CAB issuance of Series 2022 bond for the purposes of repaying the outstanding developer advance.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenses

Repayment of Developer Advance

Developer advance repayments are provided based on the debt amortization schedule (discussed under Debt and Leases).

Debt and Leases

The District entered into a reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 8.00% beginning on the date the advance were made to the date of repayment. The agreement does not constitute a multiple-fiscal year obligation.

Kings Point Metropolitan District No. 1				
Schedule of Developer Advances & Bonds				
	Balance at December 31, 2020	Additions*	Repayments*	Balance at December 31, 2021*
KPDC Developer Advances - Operating	\$ 350,492	\$ 58,000	-	\$ 408,492
KPDC Accrued interest - Operating	183,017	29,659	-	212,676
Developer Advances - Capital	-	1,050,000	-	1,050,000
Accrued interest - Capital	-	13,023	-	13,023
	<u>\$ 533,509</u>	<u>\$ 1,150,682</u>	<u>\$ -</u>	<u>\$ 1,684,191</u>
	Balance at December 31, 2021*	Additions*	Repayments*	Balance at December 31, 2022*
KPDC Developer Advances - Operating	408,492	-	(408,492)	-
KPDC Accrued interest - Operating	212,676	30,369	(243,045)	-
Developer Advances - Operating	1,050,000	-	(1,050,000)	-
Accrued interest - Operating	13,023	42,000	(55,023)	-
	<u>\$ 1,684,191</u>	<u>\$ 72,369</u>	<u>\$ (1,756,560)</u>	<u>\$ -</u>

The District has no operating or capital leases

Reserve Funds

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to Kings Point Community Authority Board, which pays for all Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget.

**KINGS POINT METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

This information is an integral part of the forecasted budget.

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Kings Point Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Kings Point Metropolitan District No.1 held on October 19, 2021.

Lisa Jacoby

Secretary

RESOLUTION NO. 2021-10-03

RESOLUTION TO SET MILL LEVIES

**RESOLUTION OF THE KINGS POINT METROPOLITAN DISTRICT NO. 1 LEVYING
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE
YEAR 2021, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2022
BUDGET YEAR**

A. The Board of Directors of the Kings Point Metropolitan District No. 1 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on October 19, 2021.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Kings Point Metropolitan District No. 1, Arapahoe County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on October 19, 2021.

**KINGS POINT METROPOLITAN
DISTRICT NO. 1**

By: David Carro
President

Attest:

By: Lisa Jacoby
Secretary

EXHIBIT 1

Certification of Tax Levies

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Kings Point Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Kings Point Metropolitan District No. 1 held on October 19, 2021.

Lisa Jacoby

Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ARAPAHOE COUNTY, Colorado.

On behalf of the KINGS POINT METROPOLITAN DISTRICT NO. 1,
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B

of the KINGS POINT METROPOLITAN DISTRICT NO. 1
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 0 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 0 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: December 13, 2021 for budget/fiscal year 2022.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>82.776</u> mills	\$ <u>0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	82.776 mills	\$ 0
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	82.776 mills	\$ 0

Contact person: Carrie Bartow Daytime phone: (719) 635-0330

Signed:  Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.