

BEACON POINT METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**BEACON POINT METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 835,065	\$ 867,330	\$ 1,052,187
REVENUES			
Property taxes	1,931,525	1,946,061	2,406,503
Specific ownership taxes	124,546	131,124	144,390
Operations and maintenance fee	678,559	676,800	676,800
Interest income	22,035	61,800	50,700
Transfer operations fees	13,735	5,000	10,000
Other income late fees	-	-	1,000
Property taxes - regional mill levy	41,267	47,552	57,748
Total revenues	<u>2,811,667</u>	<u>2,868,337</u>	<u>3,347,141</u>
TRANSFERS IN	<u>187,230</u>	<u>157,500</u>	<u>313,000</u>
Total funds available	<u>3,833,962</u>	<u>3,893,167</u>	<u>4,712,328</u>
EXPENDITURES			
General Fund	1,486,331	1,407,620	1,765,000
Debt Service Fund	1,271,746	1,275,860	1,314,225
Capital Projects Fund	21,325	-	-
Total expenditures	<u>2,779,402</u>	<u>2,683,480</u>	<u>3,079,225</u>
TRANSFERS OUT	<u>187,230</u>	<u>157,500</u>	<u>313,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,966,632</u>	<u>2,840,980</u>	<u>3,392,225</u>
ENDING FUND BALANCES	<u>\$ 867,330</u>	<u>\$ 1,052,187</u>	<u>\$ 1,320,103</u>
EMERGENCY RESERVE	\$ 45,800	\$ 46,000	\$ 60,400
CAPITAL PROJECTS RESERVE	-	310,000	644,000
TOTAL RESERVE	<u>\$ 45,800</u>	<u>\$ 356,000</u>	<u>\$ 704,400</u>

**BEACON POINT METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Residential - Single family	\$ 36,118,011	\$ 35,243,293	\$ 44,443,031
State assessed	3,250	6,910	7,210
Vacant land	412,438	412,438	396,820
Personal property	610,817	748,396	803,269
Certified Assessed Value	\$ 37,144,516	\$ 36,411,037	\$ 45,650,330

MILL LEVY

General	21.000	21.584	27.349
Debt Service	31.000	31.863	25.367
Regional Improvements	1.111	1.306	1.265
Total mill levy	53.111	54.753	53.981

PROPERTY TAXES

General	\$ 780,035	\$ 785,896	\$ 1,248,491
Debt Service	1,151,480	1,160,165	1,158,012
Regional Improvements	41,267	47,552	57,748
Levied property taxes	1,972,782	1,993,613	2,464,251
Adjustments to actual/rounding	(120)	-	-
Refunds and abatements	130	-	-
Budgeted property taxes	\$ 1,972,792	\$ 1,993,613	\$ 2,464,251

BUDGETED PROPERTY TAXES

General	\$ 780,039	\$ 785,896	\$ 1,248,491
Debt Service	1,151,486	1,160,165	1,158,012
Regional Improvements	41,267	47,553	57,748
	\$ 1,972,792	\$ 1,993,613	\$ 2,464,251

**BEACON POINT METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 220,312	\$ 146,818	\$ 128,084
REVENUES			
Property taxes	780,039	785,896	1,248,491
Specific ownership taxes	49,245	51,690	74,909
Operations and maintenance fee	678,559	676,800	676,800
Transfer operations fees	13,735	5,000	10,000
Other income late fees	-	-	1,000
Interest income	4,029	12,000	2,000
Total revenues	<u>1,525,607</u>	<u>1,531,386</u>	<u>2,013,200</u>
TRANSFERS IN			
Transfers from other funds	<u>37,230</u>	<u>7,500</u>	<u>-</u>
Total funds available	<u>1,783,149</u>	<u>1,685,704</u>	<u>2,141,284</u>
EXPENDITURES			
General and administrative			
Accounting	33,791	55,000	45,000
Auditing	5,500	6,200	6,800
County Treasurer's fee	11,717	11,788	18,727
Insurance	39,335	45,727	50,000
Legal - general	106,299	70,000	70,000
Legal - collections	-	5,000	5,000
Legal - covenant	894	20,000	20,000
Election	4,997	3,635	-
Engineering	3,903	7,000	10,000
Contingency	-	-	-
Operations and maintenance			
District management	94,692	95,000	95,000
Miscellaneous	44,266	40,000	40,000
General administration	2,098	5,000	5,000
Website	1,113	2,852	1,000
Architectural Review	5,100	6,000	5,000
Recreational expense	20,088	15,000	15,000
Trash Collection	142,421	149,500	157,000
Dues and membership	-	1,238	4,223
Community management	22,050	-	-
Security	2,160	-	-
Grounds			
Streets repairs and maintenance	-	17,000	200,000
Landscaping	177,944	192,180	215,000
Landscape irrigation repair	31,880	40,000	40,000
Landscape irrigation mulch bed	-	25,000	25,000
Holiday lights	20,000	-	20,000
Water	208,291	135,000	230,000
Vandalism repair	6,000	12,000	9,000
Tree replacement and maintenance	104,147	110,000	110,000
Lighting maintenance	46,518	20,000	20,000
Pool and Clubhouse			
Clubhouse maintenance	29,580	60,000	45,000
Water and sewer clubhouse	7,705	7,000	7,000
Clubhouse/pool staffing	152,773	155,500	174,250
Pool repairs and supplies	70,688	35,000	50,000
Recreation amenity maintenance	5,725	10,000	10,000
Equipment replacement/repair	46,806	20,000	20,000
Gas/electric - clubhouse	37,850	30,000	42,000
Total expenditures	<u>1,486,331</u>	<u>1,407,620</u>	<u>1,765,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>150,000</u>	<u>150,000</u>	<u>313,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,636,331</u>	<u>1,557,620</u>	<u>2,078,000</u>
ENDING FUND BALANCES	<u>\$ 146,818</u>	<u>\$ 128,084</u>	<u>\$ 63,284</u>
EMERGENCY RESERVE	<u>\$ 45,800</u>	<u>\$ 46,000</u>	<u>\$ 60,400</u>
TOTAL RESERVE	<u>\$ 45,800</u>	<u>\$ 46,000</u>	<u>\$ 60,400</u>

No assurance provided. See summary of significant assumptions.

**BEACON POINT METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 547,292	\$ 559,135	\$ 612,226
REVENUES			
Property taxes	1,151,486	1,160,165	1,158,012
Property taxes - regional mill levy	41,267	47,552	57,748
Specific ownership taxes	75,301	79,434	69,481
Interest income	15,535	41,800	29,000
Total revenues	1,283,589	1,328,951	1,314,241
Total funds available	1,830,881	1,888,086	1,926,467
EXPENDITURES			
General and administrative			
County Treasurer's fee	17,273	17,402	17,370
County Treasurer's fees - regional mill levy	619	713	866
Regional mill levy	40,648	46,839	56,882
Debt Service			
Bond interest	802,906	790,606	773,807
Bond Principal	410,000	420,000	465,000
Paying agent fees	300	300	300
Total expenditures	1,271,746	1,275,860	1,314,225
Total expenditures and transfers out requiring appropriation	1,271,746	1,275,860	1,314,225
ENDING FUND BALANCES	\$ 559,135	\$ 612,226	\$ 612,242

**BEACON POINT METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 67,461	\$ 161,377	\$ 311,877
REVENUES			
Interest income	2,471	8,000	19,700
Total revenues	<u>2,471</u>	<u>8,000</u>	<u>19,700</u>
TRANSFERS IN			
Transfers from other funds	<u>150,000</u>	<u>150,000</u>	<u>313,000</u>
Total funds available	<u>219,932</u>	<u>319,377</u>	<u>644,577</u>
EXPENDITURES			
Capital Projects			
Recreational improvements	21,325	-	-
Total expenditures	<u>21,325</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>37,230</u>	<u>7,500</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>58,555</u>	<u>7,500</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 161,377</u>	<u>\$ 311,877</u>	<u>\$ 644,577</u>
CAPITAL PROJECTS RESERVE	\$ -	\$ 310,000	\$ 644,000
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 310,000</u>	<u>\$ 644,000</u>

**BEACON POINT METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act. The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, storm drainage, transportation, and other related public improvements for the benefit of the residents, taxpayers and service users within the District's boundaries. The District's service area is located in Arapahoe County, Colorado.

On November 2, 2004, a majority of the eligible electors of the District who voted in the election authorized the issuance of \$1,967,250,000 in general obligation bonds, revenue bonds, refunding bonds, or other financial obligations to finance the improvements above. As of December 31, 2019, the District had remaining voted debt authorization of approximately \$1,317,070,000. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

The District has no employees and all administrative functions are contracted.

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's Service Plan provides that the District's operational and debt mill levies may be adjusted to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation, so that, to the extent possible, the actual revenues generated are neither diminished nor enhanced as a result of such changes. Among other adjustments, a change in the ratio of actual valuation of assessable property (assessment ratio) shall be deemed a change in the method of calculating assessed valuation.

**BEACON POINT METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Property Taxes- (continued)

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, and an Intergovernmental Agreement with the City, the District is required to levy a regional mill levy and to remit it to an Aurora Regional Improvement Authority or to the City under certain circumstances. On July 10, 2017, the District became a member of the South Aurora Regional Improvement Authority, to which the District remits the proceeds of its Aurora Regional Improvements mill levy.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5%

Operations and Maintenance Fee

The District collects a \$200 quarterly fee from each residence of the District for the purposes of operations and maintenance of the public improvements of the District.

**BEACON POINT METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Other Income Late Fees

The District assesses a late fee to operations and maintenance fees not remitted within the allotted time. The District anticipates receiving \$1,000 in such late fees in 2024.

Transfer Operations Fee

The District collects a \$150 fee at the closing of each transfer of residential property. The District anticipates receiving \$10,000 in such fees in 2024.

Expenditures

General, Administrative and Operating

General, administrative and operating expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal, accounting, audit, insurance, management and the maintenance and operations of the District's property and amenities.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the General Obligation Refunding Bonds, Series 2015 (discussed under Debt and Leases).

**BEACON POINT METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On June 17, 2015, the District issued \$21,170,000 of General Obligation Refunding Bonds, Series 2015 ("Series 2015 Bonds") for the purpose of advance refunding all of the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A ("Series 2005A Bonds"), refunding on a current basis the District's Subordinate Limited Tax General Obligation Bonds, Series 2014 ("Series 2014 Bonds," together with the Series 2005A Bonds, the "Refunded Bonds"), and paying the costs of issuance of the Series 2015 Bonds. The Series 2015 Bonds bear interest between the rates of 3.0% - 5.0%, payable semiannually on each June 1 and December 1, commencing on December 1, 2015. The Series 2015 Bonds are due December 1, 2044, and the Bonds maturing on or after December 1, 2026, are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, and if in part, in such order of maturities as the District shall determine and by lot within bonds of the same maturity and bearing the same interest rate on December 1, 2025, and on any date thereafter, at a redemption price equal to the par amount thereof (with no redemption premium) plus interest to the redemption date. The Bonds maturing on December 1, 2030, are subject to mandatory redemption, prior to maturity, in part, by lot in such manner as the paying agent shall determine, on December 1 of each year. Concurrently with the issuance of the Series 2015 Bonds, Assured Guaranty Municipal Corp ("AGM") issued a Municipal Bond Insurance Policy guaranteeing the scheduled payment of principal and interest payments when due. AGM's financial strength is rates "AA" (stable outlook) by S& P Global Ratings. The insurance extends over the life of the issue and cannot be canceled by AGM. The Series 2015 Bonds are secured by ad valorem taxes on all of the taxable property within the District and specific ownership taxes associated with the debt service mills.

The District has no operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish an Emergency Reserve. This reserve must be at least 3% of Fiscal Year Spending (excluding bonded debt service). The District has provided for this reserve.

This information is an integral part of the accompanying budget.

**BEACON POINT METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$21,170,000

General Obligation Limited Tax Refunding Bonds

Dated June 17, 2015

Series 2017

Interest Rate of 3.000% - 5.000%

Payable June 1 and December 1

Principal Due December 1

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2024	\$ 465,000	\$ 773,807	\$ 1,238,807
2025	475,000	759,856	1,234,856
2026	515,000	745,606	1,260,606
2027	540,000	719,856	1,259,856
2028	595,000	692,856	1,287,856
2029	625,000	663,107	1,288,107
2030	680,000	631,856	1,311,856
2031	715,000	597,856	1,312,856
2032	770,000	569,256	1,339,256
2033	800,000	538,456	1,338,456
2034	860,000	506,457	1,366,457
2035	895,000	472,056	1,367,056
2036	955,000	436,257	1,391,257
2037	995,000	398,056	1,393,056
2038	1,060,000	358,256	1,418,256
2039	1,105,000	314,532	1,419,532
2040	1,180,000	268,950	1,448,950
2041	1,230,000	220,275	1,450,275
2042	1,305,000	169,537	1,474,537
2043	1,360,000	115,706	1,475,706
2044	1,445,000	59,607	1,504,607
	\$18,570,000	\$10,012,201	\$ 28,582,201