

The Point Metropolitan District

2023
Annual Report

Submitted to:
Manager of the Office of Development Assistance of the City
Manager's Office, City of Aurora
July 29, 2024

Also filed with:
Colorado Division of Local Government in the Department of Local Affairs &
Colorado State Auditor

Pursuant to Section VIII of The Point Metropolitan District’s Service Plan (the “Service Plan”) and Section 32-1-207(3)(c), C.R.S., The Point Metropolitan District (the “District”) is required to submit an annual report for the preceding calendar year to the City Council of the City of Aurora (the “City”), the Division of Local Government, the state auditor, and the Arapahoe County Clerk and Recorder. The District hereby submits this annual report to satisfy the above reporting requirement for the year 2023.

I. For the year ending December 31, 2023, the District makes the following report pursuant to Section VIII of the Service Plan:

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

No changes to the District’s boundaries were made or proposed in 2023.

2. Intergovernmental agreements with other governmental bodies entered into or proposed as of December 31 of the prior year.

The District was a party to the following intergovernmental agreements as of December 31, 2023:

- *Intergovernmental Agreement* between the City of Aurora and The Point Metropolitan District, dated December 13, 2016, which was recorded in the office of the Arapahoe County Clerk and Recorder on May 1, 2017 at Reception No. D7049051.
- *Stormwater Maintenance Agreement* between the City of Aurora, acting by and through its Utility Enterprise, and The Point Metropolitan District, dated June 15, 2020, which was recorded in the office of the Arapahoe County Clerk and Recorder on June 18, 2020 at Reception No. E0073070.

No other intergovernmental agreements were entered into or proposed as of December 31, 2023.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

The District adopted Amended and Restated Rules Related to Requests for Inspections of Public Records Pursuant to the Colorado Open Records Act on December 29, 2023 attached hereto as **Exhibit A**.

4. A summary of any litigation which involves the District’s public improvements as of December 31 of the prior year.

The District's General Counsel is not aware of any litigation concerning the District's public improvements as of December 31, 2023.

5. **Status of the District's construction of the public improvements as of December 31 of the prior year.**

Phase 1 of The Point Redevelopment Project, which public improvements included overlot grading and erosion control, retaining wall improvements, sanitary sewer improvements including storm sewer improvements and a storm tech detention vault, water improvements, street improvements, traffic and safety improvements, and landscaping and irrigation improvements, was completed as of December 31, 2019.

On February 11, 2021, the District entered into a contract with R.G. Brinkmann Company for the construction of public improvements for Phase 2 of The Point Redevelopment Project, which public improvements include demolition and grading, paving, storm and sanitary sewer improvements, street improvements, water improvements, landscaping improvements (including retaining walls and fencing), lighting improvements, and monument signage. The Phase 2 public improvements were accepted by the District in December 2021.

The District has not constructed any further public improvements as of December 31, 2023.

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.**

No facilities or improvements constructed by the District had been dedicated to or accepted by the City as of December 31, 2023.

7. **Assessed valuation of the District for the current year.**

The District's final assessed valuation as of January 9, 2024 was:

Gross: \$6,718,341
Net: \$416,715

8. **Current year budget and description of public improvements to be constructed in such year.**

A copy of the 2024 budget, adopted by the Board of Directors of the District on December 7, 2023, is attached hereto as **Exhibit B**. The District does not have plans to construct any public improvements in 2024.

9. **Audit of 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.**

As of the date of submission of this 2023 Annual Report, the audit of the District's financial statements for the year ending December 31, 2023 is not yet complete. As a result, the District's audited financial statements for the year ending December 31, 2023 will be submitted with the District's 2024 Annual Report.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument.

As of the date of submission of this 2023 Annual Report, the District is not aware of any uncured events of defaults by the District, which continue beyond a ninety (90) day period, under any debt instrument.

11. 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.

As of the date of submission of this 2023 Annual Report, the District is not aware of 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, 2023, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S:

1. Boundary changes made.

Please see Section I.1. above.

2. Intergovernmental agreements entered into or terminated with other governmental entities.

Please see Section I.2. above.

3. Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's general counsel:

Tamara K. Seaver, Esq.
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, CO 80237

4. A summary of litigation involving public improvements owned by the special district.

Please see Section I.4. above.

5. The status of the construction of public improvements by the special district.

Please see Section I.5. above.

6. A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

Please see Section I.6. above.

7. The final assessed valuation of the special district as of December 31 of the reporting year.

Please see Section I.7. above.

8. A copy of the current year's budget.

Please see Section I.8. above and Exhibit B.

9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

Please see Section I.9. above.

10. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

Please see Section I.10 above.

11. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

Please see Section I.11 above.

EXHIBIT A

Amended and Restated Rules Related to Requests for Inspections of Public Records Pursuant to
the Colorado Open Records Act

THE POINT METROPOLITAN DISTRICT

**AMENDED AND RESTATED RULES RELATED TO REQUESTS FOR INSPECTION OF
PUBLIC RECORDS
PURSUANT TO
THE COLORADO OPEN RECORDS ACT, SECTIONS 24-72-200.1 *et seq.*, C.R.S.**

WHEREAS, The Point Metropolitan District (the “District”) is a special district organized and existing pursuant to Sections 32-1-101 *et seq.*, C.R.S.; and

WHEREAS, the District is a political subdivision for purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S., as may be amended from time to time (“CORA”), as defined in Section 24-72-202(5), C.R.S., and is thus subject to CORA; and

WHEREAS, the District has designated an “Official Custodian,” as that term is defined in Section 24-72-202(2), C.R.S., who is responsible for the maintenance, care, and keeping of the District’s public records, regardless of whether the records are in his or her actual personal custody and control; and

WHEREAS, pursuant to Section 24-72-203(1)(a), C.R.S., the Official Custodian may make such rules with reference to the inspection of public records as are reasonably necessary for the protection of such records and the prevention of unnecessary interference with the regular discharge of the duties of the Custodian (as defined in CORA) and the Custodian’s office; and

WHEREAS, the Official Custodian finds it is necessary and in the best interests of the District to adopt certain rules with reference to the inspection of its public records.

NOW, THEREFORE, THE OFFICIAL CUSTODIAN MAKES AND ADOPTS THE FOLLOWING RULES WITH REFERENCE TO THE INSPECTION OF THE POINT METROPOLITAN DISTRICT’S PUBLIC RECORDS:

1. Inspection of Public Records. All “Public Records” of the District, as such term is defined in Section 24-72-202(6), C.R.S., shall be available for public inspection by any person at reasonable times as provided in CORA, except as otherwise provided in CORA or as otherwise provided by law. All requests to inspect Public Records shall be in writing and delivered to the Official Custodian or his or her designee. Upon the receipt of a written request to inspect Public Records, the Official Custodian or his or her designee shall set a date and hour at which time the requested Public Records will be available for inspection, which date and hour of inspection shall be between the hours of 8:00 A.M. and 5:00 P.M., Mountain Standard Time, three (3) working days or less from the date such Public Records were requested for inspection unless extenuating circumstances exist as provided in Section 24-72-203(3)(b), C.R.S. The day the request is received, weekends, and legally recognized holidays shall not count as a working day for the purposes of computing the date set for inspection of Public Records. A modification to a request for Public Records is considered a new request.

2. Notification for Inspecting Public Records Not Under Control of the Official Custodian. If the Public Records requested are not in the custody or control of the Official Custodian, the Official Custodian or his or her designee shall notify the person requesting to inspect such records that said records are not in the custody or control of the Official Custodian. The notification shall state in detail to the best of the Official Custodian's knowledge and belief, the reason for the absence of the records, the location of the records, and what person has custody or controls the records.
3. Notification for Inspecting Public Records in Use or Otherwise Unavailable. If the Public Records requested are in active use, in storage, or otherwise not readily available at the time requested, the Official Custodian or his or her designee shall notify the person requesting to inspect the Public Records of the status of the Public Records. Such notification shall be made in writing if desired by the person requesting to inspect the Public Records.
4. Copies of Public Records. Within the period specified in Section 24-72-203(3), C.R.S., the Official Custodian or his or her designee shall notify the person requesting a copy of the Public Records that a copy of the Public Records is available but will only be sent to the requester once the Official Custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, regardless of whether provided for herein, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian. Upon receipt of such payment, the Official Custodian or his or her designee shall send a copy of the Public Records to the requester as soon as practicable but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.
5. Fees for Copies of Public Records. The Official Custodian or his or her designee shall furnish, for a fee as set forth herein, a copy, printout, or photograph of the District's Public Records requested. The fee shall be twenty-five cents (\$0.25) per standard page, or such other maximum amount as authorized by Section 24-72-205(5), C.R.S., for a copy, printout, or photograph of the Public Record except as follows:
 - a. No per-page fee may be charged when the District's Public Records are provided in a digital or electronic format;
 - b. When the format is other than a standard page, the fee shall not exceed the actual cost of providing the copy, printout, or photograph;
 - c. If other facilities are necessary to make a copy of the Public Records, the cost of providing the copy at the other facilities shall be paid by the person requesting the copy;
 - d. If the Public Records are a result of computer output other than word processing, the fee for a copy, printout, or photograph thereof may be based on recovery of the actual incremental costs of providing the electronic services and products together with a reasonable portion of the costs associated with building and maintaining the information system;

- e. If, in response to a specific request, the District has performed a manipulation of data so as to generate a record in a form not used by the District, a reasonable fee may be charged to the person making the request, which fee shall not exceed the actual costs of manipulating the data and generating the record in accordance with the request; and
 - f. Where the fee for a certified copy or other copy, printout, or photograph of a Public Record is specifically prescribed by law, that specific fee shall apply in lieu of the fee(s) set forth herein.
6. Transmission Fees. In addition to the fees set forth above, where the person requesting the Public Record requests the transmission of a certified copy or other copy, printout, or photograph of a Public Record by United States mail or other non-electronic delivery service, the Official Custodian or his or her designee may charge the costs associated with such transmission, except that no transmission fees may be charged to the records requester for transmitting a Public Record via electronic mail.
7. Research and Retrieval Fees. In addition to the fees set forth above, in accordance with Section 24-72-205(6), C.R.S., the Official Custodian or his or her designee may charge a research and retrieval fee of \$33.58 per hour, or such other maximum hourly fee as may be adjusted from time to time pursuant to Section 24-72-205(6)(b), C.R.S., for time spent by the District's directors, employees, agents, and consultants researching, retrieving, gathering, collecting, compiling, preparing, redacting, manipulating, and/or otherwise producing records in order to respond to a request for Public Records. Provided, however, that such research and retrieval fee may not be imposed for the first hour of time expended in connection with such research and retrieval activities related to a request for Public Records, but may be imposed for each subsequent hour.
8. Payment of Fees. All fees associated with production of the District's Public Records requested by the person inspecting said Public Records, as set forth in Paragraphs 4 through 7 above, shall be received by the District before the delivery or inspection of said Public Records. If the District allows the public to pay for other services or products provided by the District with a credit card or other electronic payment method, the District shall allow the person requesting inspection of the Public Records to pay any fees or deposit associated with a record request via a credit card or other electronic payment method. In addition to the fees set forth in Paragraphs 4 through 7 above, the Custodian or his or her designee may also charge any service charge or fee imposed by the processor of a credit card or electronic payment.
9. In Force Until Amended or Repealed. These rules of the Official Custodian shall remain in full force and effect unless and until such time as they are amended or repealed by the Official Custodian regardless of any change in either the individual serving as, or the designation of, the Official Custodian of the District.
10. Repealer. These rules of the Official Custodian shall supersede all previous versions of

rules, regulations, practices and policies of the District related to inspection of Public Records.

[Remainder of page intentionally left blank.]

ADOPTED, APPROVED, AND MADE EFFECTIVE on 12/29/2023 .


DocuSigned by:

372E4929F6FA4F0...
By George L. Thorn
Official Custodian of Public Records
The Point Metropolitan District

EXHIBIT B

2024 Budget

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ARAPAHOE
THE POINT METROPOLITAN DISTRICT
2024 BUDGET RESOLUTION

The Board of Directors of The Point Metropolitan District, City of Aurora, Arapahoe County, Colorado held a regular meeting on Thursday, December 7, 2023, at the hour of 9:00 A.M., via Zoom video conference at <https://us06web.zoom.us/j/82916742776?pwd=UC83ejdGMlFDdTBRdUFzdmcWWTBWZz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 829 1674 2776, Passcode: 149305.

The following members of the Board of Directors were present:

President:	Carl N. Koelbel
Treasurer:	Thomas E. Whyte
Secretary:	George L. Thorn
Assistant Secretary:	Luke Cannon

Also present were: Shannon Smith Johnson, Icenogle Seaver Pogue, P.C.

Ms. Johnson reported that proper notice was made to allow the Board of Directors of The Point Metropolitan District to conduct a public hearing on the 2024 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://pointmetro.specialdistrict.org/>, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Cannon introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE POINT METROPOLITAN DISTRICT, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors (the "Board") of The Point Metropolitan District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2023; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, November 23, 2023, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, December 7, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, 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; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE POINT METROPOLITAN DISTRICT, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO:

Section 1. Summary of 2024 Revenues and 2024 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2024, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2024. In the event the final assessed valuation provided by the Arapahoe County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by George L. Thorn, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2024 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$6,667 and that the 2023 valuation for assessment, as certified by the Arapahoe County Assessor, is \$416,715. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 16.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024, which is inclusive of the District's ARI Mill Levy.

Section 6. 2024 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$12,501 and that the 2023 valuation for assessment, as certified by the Arapahoe County Assessor, is \$416,715. That for the purposes of meeting all debt retirement expenses of the District during the 2024 budget year, there is hereby levied a tax of 30.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 7. 2024 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Sections 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Arapahoe County on or before January 10, 2024, for collection in 2024.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Arapahoe County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Thorn.

RESOLUTION APPROVED AND ADOPTED THIS 7TH DAY OF DECEMBER 2023.

THE POINT METROPOLITAN DISTRICT

DocuSigned by:
Thomas E. Whyte
C31EE4CA450A495

By: Thomas E. Whyte
Its: Treasurer

ATTEST:

DocuSigned by:
George L. Thorn
372E4029F0FA4F0

By: George L. Thorn
Its: Secretary

STATE OF COLORADO
CITY OF AURORA, COUNTY OF ARAPAHOE
THE POINT METROPOLITAN DISTRICT

I, George L. Thorn, hereby certify that I am a director and the duly elected and qualified Secretary of The Point Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of The Point Metropolitan District held on Thursday, December 7, 2023, via Zoom video conference at <https://us06web.zoom.us/j/82916742776?pwd=UC83ejdGM1FDdTB RdUFzdmcrWTBWZz09>, and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 829 1674 2776, Passcode: 149305, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 7th day of December 2023.

DocuSigned by:
George L. Thorn
372E4829F6FA4F0...

George L. Thorn, Secretary

[SEAL]



EXHIBIT A

Affidavit
Notice as to Proposed 2024 Budget

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE Jss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 23 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 23 A.D. 2023.

I witness whereof I have hereunto set my hand this 23rd day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23rd day of November A.D. 2023.



Notary Public



REVISED NOTICE AS TO
PROPOSED 2024
BUDGET AND HEARING
THE POINT METROPOLITAN DISTRICT

REVISED NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to THE POINT METROPOLITAN DISTRICT for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of Koelbel and Company, 5291 East Yale Avenue, Denver, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of The Point Metropolitan District to be held at 9:00 A.M., on Thursday, December 7, 2023. The meeting will be held via Zoom video conference and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 829 1674 2776, Passcode: 149305. The Zoom video conference link will be posted on the official website of the District: <https://pointmetro.specialdistrict.org/>.

Any interested elector within The Point Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

BY ORDER OF THE
BOARD OF DIRECTORS:
THE POINT METROPOLITAN DISTRICT
By: /s/ ICENOGLE | SEAUER | POGUE
A Professional Corporation

Publication: November 23, 2023
Sentinel

**REVISED NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING
THE POINT METROPOLITAN DISTRICT**

REVISED NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to **THE POINT METROPOLITAN DISTRICT** for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of Koelbel and Company, 5291 East Yale Avenue, Denver, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of The Point Metropolitan District to be held at 9:00 A.M., on Thursday, December 7, 2023. The meeting will be held via Zoom video conference and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 829 1674 2776, Passcode: 149305. The Zoom video conference link will be posted on the official website of the District: <https://pointmetro.specialdistrict.org/>. Any interested elector within The Point Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
THE POINT METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Sentinel*
Publish On: Thursday, November 23, 2023

EXHIBIT B

Budget Document
Budget Message

The Point Metropolitan District Fund: Status:		2024 General		Prepared: FINAL
ITEM	2022 Actual	2023 Projected Actual	2024 Budget	
Expenditures:				
GENERAL				
Legal	13,082	14,000	14,000	
Accounting/Auditing	7,800	7,050	7,500	
Insurance	450	2,500	2,500	
Bank fees	0			
Emergency Reserve/Misc.		0	0	
Treasurer's Fee (1.5%)	-	-	75	
Total General Expenses	21,332	23,550	24,075	
INCIDENTAL				
Management Fee	2,500	2,500	2,500	
Director's Fees	300	500	500	
Engineering	0	0	0	
Utilities	4,263	7,956	8,000	
Contractors	0	0	0	
SDA Membership	1,650	1,650	1,650	
Miscellaneous				
Maintenance-				
Repairs	0			
Landscaping and Trash	10,273	26,917	30,000	
Lighting	0	0	0	
Snow Removal	9,469	13,322	14,000	
Streets (Cleaning & Striping)	0	0	0	
Signage	1,822	0	0	
Other	47	431	500	
Transfer to Debt Service Fund	0	0	0	
ARI	1,780	1,763	1,667	
Total Incidental Expenses	32,105	55,038	58,817	
TOTAL EXPENDITURES	53,437	78,588	82,892	
BEGINNING FUNDS AVAILABLE	36,800	6,422	(39,089)	
Revenue:				
Specific Ownership Taxes	3,419	0	0	
Net Investment Income	0	0	5	
Interest on Prop.Taxes	0	0	0	
Transfer of Specific Ownership Taxes	0	0	12,000	
Transfer from Capital Fund (Inv.Inc.)	16,258	0	0	
Refunds & Abatements	0	0	0	
TIF revenues	0	0	69,000	
Developer Advance	0	30,000	0	
Property Taxes (ARI)	1,780	1,667	1,667	
Property Taxes (General)	1,602	1,410	5,001	
NET REVENUE	23,059	33,077	87,672	
ENDING FUNDS AVAILABLE	6,422	(39,089)	(34,309)	
Mill Levy:				
Assessed Valuation		2023 341,775	2024 416,715	
Mill Levy		16,000	16,000	

The Point Metropolitan District		Prepared: FINAL		
Fund:	Capital			
Status:				
ITEM	2022 Actual	2023 Projected Actual	2024 Budget	
Expenditures:				
Reserve for Contingencies	0	0	0	
Legal	3,500	3,500		
Miscellaneous Expense	0		5,000	
Developer Advance Agreement	400,000	0	0	
Street and Plaza Acquisition	0	0	440,000	
Capital Improvements-Phase II	0	0	1,374,000	
Bridge Improvements	0	0	650,000	
Repay Loans/Advances	0	0	400,000	
Project Mgmt. Fees	0	0	0	
Reimbursement Agreement-Land Purchase	0	0	0	
TOTAL EXPENDITURES	403,500	3,500	2,869,000	
OTHER FINANCING USES:				
Advances To General	0	0	0	
Interest income	6,252	28,386		
Transfers to Debt Fund	0	0	0	
Transfer to General Fund	0	0	0	
TOTAL OTHER	6,252	28,386	0	
TOTAL EXPENDITURES/OTHER	397,248	(24,886)	2,869,000	
BEGINNING FUNDS AVAILABLE	678,669	281,422	306,307	
Revenue:				
Net Investment Income	0	0	0	
Developer Advances	0	0	0	
CoBiz/Zions Fund Draws	0	0	0	
CoBiz Draws Funded with Bond Funds-Cap Int.	0	0	0	
CoBiz Draws Funded with Bond Funds-Proj.Funds	0	0	0	
Issuance costs refunded	0	0	0	
Bond Proceeds	0	0	2,669,000	
ENDING FUNDS AVAILABLE	281,422	306,307	106,307	

The Point Metropolitan District		Prepared: FINAL		
Fund:	Debt			
Status:				
ITEM	2022 Actual	2023 Projected Actual	2024 Budget	
Expenditures:				
Bond Interest	378,191	360,166	347,153	
Debt Retirement	320,241	343,241	350,241	
Legal-Agent Fee	0	3,500	3,500	
Legal	0	0	0	
Developer Reimbursement	0	0	0	
Contractual Debt Payment	0	0	0	
Emergency Reserve	0	513	575	
Other-Fund Transfers	0	0	0	
Treasurer's Fee (1.5%)	216	400	400	
TOTAL EXPENDITURES	698,648	707,820	701,869	
BEGINNING FUNDS AVAILABLE	780,348	1,397,767	1,921,044	
Revenue:				
Real Estate Taxes	14,395	16,887	12,500	
Property Taxes - TIF (Incremental)	154,688	159,664	0	
Interest on Prop.Taxes	0	0	0	
Capitalized Interest (Sitting in G/L 1040-02) @ 9/30/19	0	0	0	
Project Funds (Sitting in G/L 1060-02) @ 9/30/19	0	0	0	
Reserve Funds (Sitting in G/L 1050-02) @ 9/30/19	0	0	0	
Bond Proceeds	0	0	0	
Sales Tax Revenue	1,120,544	1,000,000	1,000,000	
Developer Advances	0	0	0	
Net Investment Income	12,467	42,547	12,000	
Specific Owner's Taxes	13,972	12,000	12,000	
TOTAL REVENUE	1,316,067	1,231,097	1,036,500	
OTHER FINANCING SOURCES				
Transfer of specific ownership taxes	0	0	(12,000)	
Transfers from Capital Fund	0	0	0	
Transfers from General Fund	0	0	0	
TOTAL REVENUE	1,316,067	1,231,097	1,024,500	
ENDING FUNDS AVAILABLE	1,397,767	1,921,044	2,243,676	
Mill Levy:				
Total Real Estate Taxes		<u>2023</u> 17,089	<u>2024</u> 19,168	
Assessed Valuation		<u>341,775</u>	<u>416,715</u>	
Mill Levy		<u>30.000</u>	<u>30.000</u>	
Total Mill Levy		<u>46.000</u>	<u>46.000</u>	

THE POINT METROPOLITAN DISTRICT
Budget for Year Ending December 31, 2024

Budget Message

The Point Metropolitan District (the "District") prepares its Budget using the modified accrual basis of accounting. The District does not have any obligations related to lease-purchase agreements. The District provides for the construction, completion and installation of regional transportation improvements.

The attached Budget for the District includes these important features:

GENERAL FUND:

Budget consists of legal, accounting, and administrative expenses. These expenses are reflected in the attached Budget. Property taxes and Developer Advances will fund the budgeted expenses. The mill levy is set at 16.00 for this fund.

CAPITAL PROJECTS:

The district anticipates additional capital improvements in 2024 which will be paid with bond funding established.

DEBT SERVICE FUND:

The district issued bonds in 2018. The 2024 budget includes paying bond interest and principal of \$697,394. The mill levy remains at 30.00. Revenue sources consist of Property Taxes and Sales Tax Revenue.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.

On behalf of the The Point Metropolitan District,
(taxing entity)^A
the The Board of Directors,
(governing body)^B
of the The Point Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 6,718,341 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: \$ 416,715 (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: 01/09/2024 for budget/fiscal year 2024
(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>16.000</u> mills	<u>\$ 6,667</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	16.000 mills	\$ 6,667
3. General Obligation Bonds and Interest ^J	<u>30.000</u> mills	<u>\$ 12,501</u>
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]	46.000 mills	\$ 19,168

Contact person: Thomas E. Whyte Phone: (303) 758-3500
Signed: Thomas E. Whyte Title: Board Treasurer

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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:	Incremental Revenue and Limited Tax Loan
	Series:	Series 2018A
	Date of Issue:	August 23, 2018
	Coupon Rate:	Variable
	Maturity Date:	December 1, 2025
	Levy:	30.000
	Revenue:	\$12,501

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The Point Metropolitan District of Arapahoe County, Colorado on this 7th day of December 2023.

DocuSigned by:
George L. Thorn
372E4929F6FA1F0

George L. Thorn, Secretary

SEAL

