

**Kings Point South Metropolitan District
Nos. 1 & 2**

2017 Consolidated Annual Report

KINGS POINT SOUTH METROPOLITAN DISTRICT NOS. 1 & 2

2017 ANNUAL REPORT TO THE CITY OF AURORA

Pursuant to the Amended and Restated Consolidated Service Plan for Kings Point South Metropolitan District Nos. 1 & 2 (collectively the “Districts”), the Districts are required to provide an annual report to the City of Aurora, Colorado (the “City”) with regard to the following matters:

For the year ending December 31, 2017, the Districts make the following report:

1. Boundary changes made or proposed.

There were no boundary changes made or proposed during 2017.

2. Intergovernmental Agreements with other governmental entities entered into or proposed.

The Districts entered into an Establishment Agreement to form the South Aurora Regional Improvement Authority on August 9, 2017. The Districts also entered into an Amended and Restated Intergovernmental Agreement with the City of Aurora on June 5, 2017.

3. Copies of the Districts’ Rules and Regulations, if any as of December 31, 2017.

The Districts have not adopted rules and regulations.

4. A Summary of any litigation which involved the District Public Improvements as of December 31, 2017.

To our actual knowledge, based on review of the court records in Douglas County, Colorado there is no litigation involving the Districts as of December 31, 2017.

5. Status of the Districts’ Construction of Public Improvements as of December 31, 2017.

As of December 31, 2017, the Districts have not constructed any Public Improvements.

6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31, 2017.

As of December 31, 2017, the Districts have not constructed any Public Improvements.

7. The Assessed Valuation of the Districts for the current year.

The Districts received certifications of valuation from the Arapahoe County Assessor that report a taxable assessed valuation for 2017 as follows:

District No. 1	\$640.00
District No. 2	\$1,690.00

8. Current year budget including a description of the Public Improvements as of December 31, 2017.

The 2018 budget for District No. 1 is attached as **Exhibit A**. District No. 2 is currently inactive and did not adopt a budget for 2018. As of December 31, 2017, the Districts have not constructed any Public Improvements.

9. Audit of the Districts' financial statements for the year ending December 31, 2017 or Audit Exemption, if applicable:

The 2016 Audit Exemption Approval Letter for District No. 1 is attached hereto as **Exhibit B**.

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

None.

11. Any inability of the Districts 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.

EXHIBIT A
2018 Budget
District No. 1

KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1
2018
BUDGET MESSAGE

Attached please find a copy of the adopted 2018 budget for Kings Point South Metropolitan District No. 1.

The Kings Point South Metropolitan District No. 1 has adopted one fund, a General Fund to provide for general operating expenditures.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the District in 2018 will be developer advances. The District does not intend to impose a mill levy on property within the District for 2018.

Kings Point South Metropolitan District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2018

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>06/30/17</u>	Estimate <u>2017</u>	Adopted Budget <u>2018</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advances	-	50,000	-	-	50,000
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Other income	-	-	-	-	-
Total revenues	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Total funds available	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Expenditures:					
Accounting	-	4,000	-	-	4,000
Legal	-	25,000	-	-	25,000
Insurance	-	2,500	-	-	2,500
Miscellaneous	-	1,000	-	-	1,000
Treasurer fees	-	-	-	-	-
Emergency reserve (3%)	-	975	-	-	975
Contingency	-	16,525	-	-	16,525
Total expenditures	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 590</u>			<u>\$ 640</u>
Mill levy		<u>N/A</u>			<u>N/A</u>

EXHIBIT B
2016 Audit Exemption
District No. 1



Office of the State Auditor

Dianne E. Ray, CPA
State Auditor

August 02, 2017

Board Of Directors
Kings Point South Metropolitan District No. 1
2154 E. Commons Ave. Suite 2000
Centennial, CO 80122

RE: 1171.01

To Whom it May Concern:

We have reviewed the *Application for Exemption from Audit* of the Kings Point South Metropolitan District No. 1. Based on our review, the application for the year ended 12/31/2016 is approved.

If we may be of any assistance to you, please feel free to call us at 303-869-3000. For further resources see our web site at: www.colorado.gov/auditor

Sincerely,

Crystal L. Dorsey, CPA
Local Government Audit Manager

cc: Colorado Department of Local Affairs
Division of Local Governments



We Set the Standard for Good Government
