

**RESOLUTION**  
**ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY**  
**AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026**

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The Board of Directors of Kings Point South Metropolitan District No. 1 (the “**Board**”), City of Aurora, Douglas County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 5, 2025, at the hour of 1:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET

# LEGAL NOTICES

# The VILLAGER

## PUBLISHER'S AFFIDAVIT

STATE OF COLORADO,)

) SS.

COUNTY OF ARAPAHOE)

I Gerri Sweeney do solemnly affirm that I am the Publisher of THE VILLAGER; that the same is a weekly newspaper published in Greenwood Village, County of Arapahoe, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Arapahoe for a period of at least 52 consecutive weeks prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Englewood, Colorado, as periodical class mail matter and that said newspaper is a newspaper within the meaning of the Act of General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notice and Advertisements," with other Acts relating to the printing and publishing of legal notice and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper for a period of ONE consecutive insertions that the first publication of said notice was in the issue of said newspaper dated:

OCTOBER 16 2025

and the last publication of said notice, was in the issue of said newspaper dated:

OCTOBER 16 2025

  
\_\_\_\_\_  
Publisher

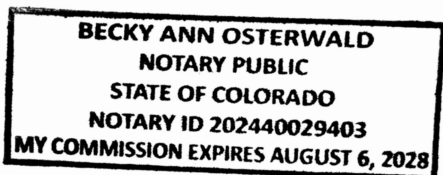
Subscribed and affirmed to before me, a Notary Public in the County of ARAPAHOE, State of Colorado,

This 16 th day of OCTOBER A.D., 2025



Notary Public

My Commission expires: August 9, 2028



### NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGET

The Board of Directors (the "Board") of the **KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1** (the "District"), will hold a public hearing via teleconference on **NOVEMBER 5, 2025** at 1:00 p.m., to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget").

The public hearing can be joined using the following teleconference information:

<https://us06web.zoom.us/j/82756483787?pwd=x75ddQk3K7TUSdKOIbb-jvTbWgaNTz6.1>

Meeting ID: 827 5648 3787

Passcode: 371358

Call-in Number: +1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Simmons & Wheeler, 304 Inverness Way S #490, Englewood, CO 80112.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://kingspointsouth-metrodistrict1.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:  
**KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, PC

Published in The Villager  
Published: October 16, 2025  
Legal # 12042

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Douglas County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

*[Remainder of Page Intentionally Left Blank]*


ADOPTED NOVEMBER 5, 2025.

**DISTRICT:**

**KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado

By:   
Kent Pedersen (Dec 2, 2025 11:07:41 MST)  
\_\_\_\_\_  
Officer of the District

ATTEST:

By:   
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF DOUGLAS  
KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Wednesday, November 5, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 5th day of November, 2025.

  
\_\_\_\_\_  
Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]*

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for Kings Point South Metropolitan District No. 1.

Kings Point South Metropolitan District No. 1 has adopted a budget for three funds, a General Fund to provide for the payment of operating and maintenance expenditures; and a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district and a and a Debt Service Fund to provide for payments on the general obligation debt.

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 sources of revenue for the district in 2026 will be bond proceeds and property taxes from the imposition of a 75.000 mill levy on property within the district for 2026, all of which will be dedicated to the General Fund.

**Kings Point South Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>06/30/25</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 4,418	\$ -	\$ 4,084	\$ 4,085	\$ 3,317
Revenues:					
Developer advances	19,784	49,923	13,425	32,000	-
Property taxes	46	71	71	71	225,669
Specific ownership taxes	9	7	3	7	22,567
Other income	-	-	-	-	-
	<u>19,839</u>	<u>50,001</u>	<u>13,499</u>	<u>32,078</u>	<u>248,236</u>
Total revenues					
	<u>19,839</u>	<u>50,001</u>	<u>13,499</u>	<u>32,078</u>	<u>248,236</u>
Total funds available	<u>24,257</u>	<u>50,001</u>	<u>17,583</u>	<u>36,163</u>	<u>251,553</u>
Expenditures:					
Accounting	5,932	4,000	1,854	4,000	5,500
Legal	10,094	25,000	8,541	20,000	25,000
Election	-	-	-	5,000	-
Insurance	3,545	2,500	3,045	3,045	3,500
Miscellaneous	600	1,000	800	800	1,000
Treasurer fees	1	1	1	1	3,385
Emergency reserve (3%)	-	975	-	-	1,050
Contingency	-	16,525	-	-	212,118
	<u>20,172</u>	<u>50,001</u>	<u>14,241</u>	<u>32,846</u>	<u>251,553</u>
Total expenditures					
	<u>20,172</u>	<u>50,001</u>	<u>14,241</u>	<u>32,846</u>	<u>251,553</u>
Ending fund balance	<u>\$ 4,085</u>	<u>\$ -</u>	<u>\$ 3,342</u>	<u>\$ 3,317</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 940</u>			<u>\$3,008,920</u>
Mill levy		<u>75.000</u>			<u>75.000</u>

**Kings Point South Metropolitan District No. 1**  
**Adopted Budget**  
**Capital Projects fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget 2,025	Actual <u>06/30/25</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Reimbursements	-	-	-	-	-
Bond Proceeds	-	-	-	-	9,000,000
Developer advances	-	-	-	-	-
Interest income	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	-	-	-	-	9,000,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds available	-	-	-	-	9,000,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Expenditures:					
Construction	-	-	-	-	8,100,000
Cost of issuance	-	-	-	-	360,000
Transfer to debt service	-	-	-	-	540,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures	-	-	-	-	9,000,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Kings Point South Metropolitan District No. 1**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget 2,025	Actual <u>06/30/25</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Reimbursements	-	-	-	-	-
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Transfer from Capital Projects					540,000
Interest income	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>540,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>540,000</u>
Expenditures:					
Bond interest	-	-	-	-	540,000
Treasurer's fees	-	-	-	-	-
Trustee fees	-	-	-	-	-
Misc	-	-	-	-	-
Bond principal	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>540,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 940</u>			<u>\$3,008,920</u>
Mill levy		<u>-</u>			<u>-</u>