

**BEACON POINT METROPOLITAN
DISTRICT
Arapahoe County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

**BEACON POINT METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2020**

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Beacon Point Metropolitan District
Arapahoe County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Beacon Point Metropolitan District (the "District"), City of Aurora, Colorado, as of and for the year ended December 31, 2020, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Beacon Point Metropolitan District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Beacon Point Metropolitan District, City of Aurora, Colorado, as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Management has not presented Management's Discussion and Analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by the missing information.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Beacon Point Metropolitan District's basic financial statements. The supplemental information listed in the table of contents are presented for the purpose of additional analysis and was not a required part of the financial statements.

The supplemental schedule of Debt Service Fund – Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual and Capital Projects Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The Schedule of Debt Service Requirements to Maturity and Schedule of Assessed Valuation, Mill Levy, and Property Taxes Collected has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express any opinion or provide any assurance on it.

Watson Coon Ryan, LLC

Watson Coon Ryan, LLC
July 22, 2021
Centennial, Colorado

BASIC FINANCIAL STATEMENTS

**BEACON POINT METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 180,278
Cash and Investments - Restricted	650,972
Receivable Assessments and Fees	12,868
Accounts Receivable - Other	36,974
Receivable - County Treasurer	9,008
Property Taxes Receivable	1,851,162
Prepaid Expenses	33,374
Bond Insurance, Net of Amortization	83,434
Capital Assets, Not Being Depreciated	12,983,698
Capital Assets, Net of Accumulated Depreciation	1,560,778
Total Assets	17,402,546
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding	462,172
Total Deferred Outflow of Resources	462,172
LIABILITIES	
Accounts Payable	53,213
Due to SARIA	60
Accrued Interest Payable	68,142
Noncurrent Liabilities:	
Due Within One Year	370,000
Due in More Than One Year	19,517,291
Total Liabilities	20,008,706
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenues	1,851,162
Total Deferred Inflows of Resources	1,851,162
NET POSITION	
Net Investment in Capital Assets	(117,291)
Restricted for:	
Emergency Reserves	40,700
Debt Service	480,204
Capital Projects	67,451
Unrestricted	(4,466,214)
Total Net Position	\$ (3,995,150)

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 1,397,624	\$ 582,701	\$ -	\$ -	\$ (814,923)
Interest and Related Costs on Long-Term Debt	913,014	-	-	-	(913,014)
Total Governmental Activities	\$ 2,310,638	\$ 582,701	\$ -	\$ -	(1,727,937)
 GENERAL REVENUES					
Property Taxes					1,800,129
Property Taxes - Regional Mill Levy					39,999
Specific Ownership Taxes					130,488
Interest Income					5,187
Regional Mill Levy Refund					98,275
Other Income					38,225
Total General Revenues					2,112,303
 CHANGE IN NET POSITION					384,366
Net Position - Beginning of Year					(4,379,516)
 NET POSITION - END OF YEAR					\$ (3,995,150)

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Fund
ASSETS				
Cash and Investments	\$ 180,278	\$ -	\$ -	\$ 180,278
Cash and Investments - Restricted	40,700	542,821	67,451	650,972
Receivable Assessments and Fees	12,868	-	-	12,868
Receivable - County Treasurer	3,423	5,585	-	9,008
Property Taxes Receivable	688,151	1,163,011	-	1,851,162
Prepaid Expenses	33,374	-	-	33,374
	<u>995,768</u>	<u>1,711,417</u>	<u>67,451</u>	<u>2,774,636</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 53,213	\$ -	\$ -	\$ 53,213
Due to SARIA	-	60	-	60
Total Liabilities	<u>53,213</u>	<u>60</u>	<u>-</u>	<u>53,273</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Taxes	688,151	1,163,011	-	1,851,162
Total Deferred Inflows of Resources	<u>688,151</u>	<u>1,163,011</u>	<u>-</u>	<u>1,851,162</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expense	33,374	-	-	33,374
Restricted for:				
Emergency Reserves	40,700	-	-	40,700
Debt Service	-	548,346	-	548,346
Capital Projects	-	-	67,451	67,451
Assigned:				
For Subsequent Year's Expenditures	177,978	-	-	177,978
Unassigned	2,352	-	-	2,352
Total Fund Balances	<u>254,404</u>	<u>548,346</u>	<u>67,451</u>	<u>870,201</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 995,768</u>	<u>\$ 1,711,417</u>	<u>\$ 67,451</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	12,983,698
Capital Assets, Not Being Depreciated	12,983,698
Capital Assets, Net of Accumulated Depreciation	1,560,778
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Cost of Refunding	462,172
Bond insurance	83,434
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds Payable	(19,770,000)
Bonds Premium	(117,291)
Accrued Interest on Bonds Payable	(68,142)
Net Position of Governmental Activities	<u>\$ (3,995,150)</u>

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Fund
REVENUES				
Property Taxes	\$ 684,049	\$ 1,116,080	\$ -	\$ 1,800,129
Property Taxes - Regional Mill Levy	-	39,999	-	39,999
Specific Ownership Taxes	49,586	80,902	-	130,488
Interest Income	806	4,359	22	5,187
Other Income Late Fees	990	-	-	990
Assessments	566,861	-	-	566,861
Miscellaneous	38,225	-	-	38,225
Working Capital Fees	14,850	-	-	14,850
Regional Mill Levy Refund	-	98,275	-	98,275
Total Revenues	1,355,367	1,339,615	22	2,695,004
EXPENDITURES				
General, Administrative, and Operations:				
Accounting	37,228	-	-	37,228
Audit	4,000	-	-	4,000
County Treasurer's Fee	10,267	-	-	10,267
Professional and Management Fees	80,742	-	-	80,742
Insurance and Bonds	28,184	-	-	28,184
Community Management	37,800	-	-	37,800
Legal - General	75,922	-	-	75,922
Legal - Covenant	8,980	-	-	8,980
Legal - Collections	17,762	-	-	17,762
Legal and Elections	32,995	-	-	32,995
Miscellaneous and Fees	17,940	-	-	17,940
Election Expense	196	-	-	196
Parking and Street Repairs and Maintenance	5,688	-	-	5,688
Landscape Contract	161,224	-	-	161,224
Landscape Irrigation Repair	41,443	-	-	41,443
Holiday Lights	23,262	-	-	23,262
Water Irrigation	191,156	-	-	191,156
Vandalism Repair	2,474	-	-	2,474
Tree Replacement and Maintenance	80,684	-	-	80,684
Lighting Maintenance	11,522	-	-	11,522
General Administration	2,534	-	-	2,534
Website and Social Media	753	-	-	753
Architecture Review	6,570	-	-	6,570
Social and Recreational	2,308	-	-	2,308
Courtesy Patrol	4,189	-	-	4,189
Trash	131,893	-	-	131,893
Clubhouse Maintenance	86,764	-	-	86,764
Water and Sewer - Clubhouse	5,078	-	-	5,078

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES (CONTINUED)
YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Fund
EXPENDITURES (CONTINUED)				
General, Administrative, and Operations (Continued):				
Clubhouse and Pool Staffing	\$ 138,176	\$ -	\$ -	\$ 138,176
Pool Repairs and Supplies	11,177	-	-	11,177
Recreation Amenity Maintenance	1,706	-	-	1,706
Equipment Replacement and Repair	9,263	-	-	9,263
Gas and Electric - Clubhouse	27,353	-	-	27,353
Debt Service				
County Treasurer's Fee	-	16,751	-	16,751
County Treasurer's Fees - Regional Mill Levy	-	600	-	600
Paying Agent Fees	-	300	-	300
Regional Mill Levy	-	36,141	-	36,141
Bond Interest GO Bonds	-	831,906	-	831,906
Bond Principal GO Bonds	-	355,000	-	355,000
Total Expenditures	<u>1,297,233</u>	<u>1,240,698</u>	<u>-</u>	<u>2,537,931</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	58,134	98,917	22	157,073
OTHER FINANCING SOURCES (USES)				
Transfer In/Out	34,105	(101,534)	67,429	-
Total Other Financing Sources (Uses)	<u>34,105</u>	<u>(101,534)</u>	<u>67,429</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	92,239	(2,617)	67,451	157,073
Fund Balances - Beginning of Year	<u>162,165</u>	<u>550,963</u>	<u>-</u>	<u>713,128</u>
FUND BALANCES - END OF YEAR	<u>\$ 254,404</u>	<u>\$ 548,346</u>	<u>\$ 67,451</u>	<u>\$ 870,201</u>

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Total Governmental Funds \$ 157,073

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation/amortization expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Depreciation (100,391)

The issuance of long-term debt (e.g., Loans and Developer Advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds record the effect of premiums, discounts, and similar items when debt is first issued as expenditures, whereas these amounts are deferred and amortized in the statement of activities.

Bond Principal Payment 355,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Bond Premium - Amortization 19,466

Cost of Refunding - Amortization (34,118)

Bond Insurance - Amortization (13,847)

Accrued Interest on Bonds - Change in Liability 1,183

Change in Net Position of Governmental Activities \$ 384,366

**BEACON POINT METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 684,505	\$ 684,049	\$ (456)
Specific Ownership Taxes	47,916	49,586	1,670
Interest Income	-	806	806
Other Income Late Fees	3,500	990	(2,510)
Assessments	509,400	566,861	57,461
Miscellaneous	5,587	38,225	32,638
Transfer Fees	10,000	14,850	4,850
Total Revenues	1,260,908	1,355,367	94,459
EXPENDITURES			
General, Administrative, and Operations:			
Accounting	20,000	37,228	(17,228)
Audit	6,500	4,000	2,500
County Treasurer's Fees	10,268	10,267	1
Professional and Management Fees	84,000	80,742	3,258
Insurance and Bonds	31,000	28,184	2,816
Community Management	36,000	37,800	(1,800)
Legal - General	90,000	75,922	14,078
Legal - Covenant	12,000	8,980	3,020
Legal - Collections	15,000	17,762	(2,762)
Legal and Elections	10,000	32,995	(22,995)
Miscellaneous and Fees	2,600	17,940	(15,340)
Election Expense	15,000	196	14,804
Parking and Street Repairs and Maintenance	8,000	5,688	2,312
Landscape Contract	175,000	161,224	13,776
Landscape Irrigation Mulch Bed	25,000	-	25,000
Landscape Irrigation Repair	36,000	41,443	(5,443)
Holiday Lights	20,000	23,262	(3,262)
Water Irrigation	130,000	191,156	(61,156)
Vandalism Repair	2,000	2,474	(474)
Tree Replacement and Maintenance	40,000	80,684	(40,684)
Lighting Maintenance	10,000	11,522	(1,522)
General Administration	5,000	2,534	2,466
Website and Social Media	5,000	753	4,247
Architecture Review	8,500	6,570	1,930
Social and Recreational	15,000	2,308	12,692
Courtesy Patrol	2,600	4,189	(1,589)

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
EXPENDITURES (CONTINUED)			
General, Administrative, and Operations (Continued):			
Trash	\$ 128,000	\$ 131,893	\$ (3,893)
Clubhouse Maintenance	38,000	86,764	(48,764)
Water and Sewer - Clubhouse	15,000	5,078	9,922
Clubhouse and Pool Staffing	145,000	138,176	6,824
Pool Repairs and Supplies	20,000	11,177	8,823
Recreation Amenity Maintenance	6,000	1,706	4,294
Equipment Replacement and Repair	12,000	9,263	2,737
Gas and Electric - Clubhouse	31,000	27,353	3,647
Contingency	240,659	-	240,659
Total Expenditures	<u>1,450,127</u>	<u>1,297,233</u>	<u>152,894</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(189,219)	58,134	247,353
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	-	34,105	34,105
Total Other Financing Sources (Uses)	<u>-</u>	<u>34,105</u>	<u>34,105</u>
NET CHANGE IN FUND BALANCE	(189,219)	92,239	281,458
Fund Balance - Beginning of Year	<u>189,219</u>	<u>162,165</u>	<u>(27,054)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 254,404</u>	<u>\$ 254,404</u>

See accompanying Notes to Basic Financial Statements.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Beacon Point Metropolitan District (the District), was organized on December 10, 2002, concurrently with High Plains Metropolitan District (High Plains) and East Plains Metropolitan District (East Plains), as a quasi-municipal corporation and political subdivision of the state of Colorado established under the State of Colorado Special District Act. On August 30, 2004, the City of Aurora, Colorado (the City) approved an Amended and Restated Consolidated Service Plan for the District, High Plains and East Plains (ARCSP). On March 10, 2006, the ARCSP was modified through adoption of a Resolution Adopting Non-Material Modifications to the ARCSP, adopted by the districts.

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 primary revenues are property taxes and operations fees. The District is governed by a five-member elected Board of Directors.

On July 26, 2010, in anticipation of the dissolution of East Plains, a Second Amended and Restated Service Plan (SARSP) for the District was approved by the City, segregating the rights and responsibilities of the districts. The SARSP superseded, in its entirety, the ARCSP, as modified. On November 23, 2010, East Plains was dissolved and all assets and liabilities of East Plains relating to the District were transferred to the District. On May 11, 2015, the SARSP was further amended by a First Amendment to the SARSP to remove the mill levy cap to allow the District to refund the District's Series 2005A Bonds and Series 2014 Bonds through the issuance of the Series 2015 Bonds at a more favorable interest rate.

Prior to the dissolution of East Plains, the District served as one of two "Taxing Districts" while High Plains served as the other "Taxing District" and East Plains served as the "Operating District." The Operating District was responsible for providing the day-to-day operations and administrative management for all three districts. The District entered into a District Facilities Construction and Service Agreement with East Plains (FCSA) which set forth the rights and obligations of the Taxing District to fully fund, and of the Operating District to construct, own, or transfer and to operate and maintain, public facilities and services of benefit to both the District and East Plains. The FCSA was terminated upon the dissolution of East Plains. The District now operates independently of High Plains.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(continued)**

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its debt service fund annual budget for the year ended December 31, 2020.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

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 30 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.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are generally defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Building and Improvements	30 Years
Irrigation and Playground Improvements	15 Years
Equipment	7-10 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 180,278
Cash and Investments - Restricted	650,972
Total Cash and Investments	<u>\$ 831,250</u>

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 222,374
Investments	608,876
Total Cash and Investments	<u>\$ 831,250</u>

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2020, the District's cash deposits had a bank balance of \$222,698 and a carrying balance of \$222,374.

Investments

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	<u>\$ 608,876</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2020, are as follows:

	Balance - December 31, 2019	Additions	Reductions	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				
Landscaping	\$ 12,983,698	\$ -	\$ -	\$ 12,983,698
Total Capital Assets, Not Being Depreciated	12,983,698	-	-	12,983,698
Capital Assets, Being Depreciated:				
Building - Recreation Center	2,440,661	-	-	2,440,661
Pool Equipment	25,775	-	-	25,775
Irrigation System	48,000	-	-	48,000
Fitness Equipment	30,010	-	-	30,010
Total Capital Assets, Being Depreciated	2,544,446	-	-	2,544,446
Less: Accumulated Depreciation for:				
Building - Recreation Center	(845,391)	(94,504)	-	(939,895)
Pool Equipment	(3,682)	(3,682)	-	(7,364)
Irrigation System	(4,303)	(3,200)	-	(7,503)
Fitness Equipment	(29,901)	(1,103)	(2,098)	(28,906)
Total Accumulated Depreciation	(883,277)	(102,489)	(2,098)	(983,668)
Capital Assets Being Depreciated, Net	1,661,169	(102,489)	(2,098)	1,560,778
Governmental Activities Capital Assets, Net	<u>\$ 14,644,867</u>	<u>\$ (102,489)</u>	<u>\$ (2,098)</u>	<u>\$ 14,544,476</u>

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2020:

	Balance - December 31, 2019	Additions	Retirements	Balance - December 31, 2020	Due Within One Year
General Obligation Refunding Bonds Series 2015	\$ 20,125,000	\$ -	\$ 355,000	\$ 19,770,000	\$ 370,000
Series 2015 Premium Bonds Payable	136,757	-	19,466	117,291	-
	20,261,757	-	374,466	19,887,291	370,000
Total	<u>\$ 20,261,757</u>	<u>\$ -</u>	<u>\$ 374,466</u>	<u>\$ 19,887,291</u>	<u>\$ 370,000</u>

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Refunding Bonds, Series 2015

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, and 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 rated "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.

As a result of the issuance of the Series 2015 Bonds, the Refunded Bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$635,871. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the Refunded Bonds. The refunding resulted in an economic gain of \$5,076,862 due to the average interest rate of the Series 2015 Bonds being lower than the Refunded Bonds.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Refunding Bonds, Series 2015 (Continued)

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 370,000	\$ 817,706	\$ 1,187,706
2022	410,000	802,906	1,212,906
2023	420,000	790,606	1,210,606
2024	465,000	773,807	1,238,807
2025	475,000	759,856	1,234,856
2026-2030	2,955,000	3,453,281	6,408,281
2031-2035	4,040,000	2,684,081	6,724,081
2036-2040	5,295,000	1,776,051	7,071,051
2041-2044	5,340,000	565,125	5,905,125
Total	<u>\$ 19,770,000</u>	<u>\$ 12,423,419</u>	<u>\$ 32,193,419</u>

Authorized Debt

At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Authorized November 5, 2002 Election</u>	<u>Authorization Used 2005</u>	<u>Authorization Used 2014</u>	<u>Remaining at December 31, 2020</u>
Public Improvements	<u>\$ 1,350,000,000</u>	<u>\$ 27,865,000</u>	<u>\$ 5,065,000</u>	<u>\$ 1,317,070,000</u>
Total	<u>\$ 1,350,000,000</u>	<u>\$ 27,865,000</u>	<u>\$ 5,065,000</u>	<u>\$ 1,317,070,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$100,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

The restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2020, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 40,700
Debt Service	480,204
Capital Projects	67,451
Total Restricted Net Position	\$ 588,355

NOTE 7 AGREEMENTS

Fee Resolution

Pursuant to a Resolution Concerning the Imposition of District Fees, dated June 31, 2018, (the Fee Resolution), the Board of Directors approved the imposition of a quarterly operations fee and a transfer fee against properties within the District. The operations fee of \$140 per quarter is payable by each single-family unit and each multi-family residential dwelling unit. The transfer fee of \$250 per completed dwelling unit is due and payable at the time of any sale, transfer or re-sale of any single or multiple family dwelling unit for which a certificate of occupancy has been issued. Per the Fee Resolution and Colorado law, each operations fee and/or working capital fee shall, until paid, constitute a perpetual lien on and against the real property in question until paid in full. On November 14, 2018, the District adopted the First Amendment to the Amended And Restated Resolution Concerning The Imposition Of An Operations Fee, increasing the operations fee to \$150 per quarter effective January 1, 2019.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement with the City of Aurora

On November 3, 2004, the District, along with East Plains and High Plains, entered into an Amended and Restated Intergovernmental Agreement with the City, which was amended on September 26, 2008, by a First Amendment thereto (collectively, the ARCSP IGA), as required by the ARCSP. On July 26, 2010, the District and the City entered into the Second Amended and Restated Intergovernmental Agreement (SARIGA) concurrent with the approval of the SARSP. Under the SARIGA, the District must obtain the approval of the City Council prior to any inclusion of property outside of the service area into the boundaries of the District or any consolidation with any other special district. On June 3, 2015, the District and City entered into a First Amendment to the SARIGA (First Amendment to SARIGA) authorizing the District to issue one or more series of unlimited mill levy bonds or other obligations which are not subject to the Maximum Debt Mill Levy (as defined in the First Amendment to SARIGA) for the purpose of refunding or refinancing the Outstanding Bond Obligations (as defined in the First Amendment to SARIGA).

The SARSP requires the District to dedicate certain public improvements to the City or other appropriate jurisdiction or owners association for ownership and maintenance. The District is not authorized to operate or maintain any part of the improvements, other than park and recreation improvements, drainage improvements including detention and retention ponds, trickle channels, and all necessary or proper equipment or appurtenances thereto unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the City.

Pursuant to the SARIGA and the SARSP, the District is required to levy a regional mill levy (ARI Mill Levy) and to remit it to an Aurora Regional Improvement Authority (ARI Authority) or to the City under certain circumstances.

South Aurora Regional Improvement Authority

On July 10, 2017, the District became a member of the South Aurora Regional Improvement Authority (SARIA), an ARI Authority. The Authority was formed upon the execution of the South Aurora Regional Improvement Authority Establish Agreement" (the Original Establishment Agreement) by and among the City and 11 of the current 16 Member Districts (collectively, the City and the Member Districts are referred to as the Members). During 2018, five additional Member Districts joined the Authority. The Original Establishment Agreement was amended pursuant to a First Amendment dated October 2, 2018 (together with the Original Establishment Agreement, the Establishment Agreement). On December 20, 2018, the Authority issued \$11,265,000 Special Revenue Bonds, Series 2018, and pursuant to the Establishment Agreement, the District's ARI Mill Levy has been pledged by the Authority for repayment of these bonds. The ARI Mill Levy collected prior to January 1, 2017 may be retained by the District to be used for any lawful purchase.

At December 31, 2020, the District had a payable due to the SARIA in the amount of \$60.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 INTERFUND TRANSFERS

The transfer of \$101,534 from the Debt Service Fund to the Capital Projects Fund was related to the release of ARI funds collected prior to January 1, 2017, which is retained by the District for future use. The transfer of \$34,105 from the Capital Projects Fund to the General Fund was related to the cost of regional improvements.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

**BEACON POINT METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

On May 8, 2012, the District's voters passed an election question to increase property taxes \$1,000,000, annually, without limitation of rate, to pay the District's operational and maintenance costs. Additionally, the District's electors also authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**BEACON POINT METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,116,824	\$ 1,116,824	\$ 1,116,080	\$ (744)
Specific Ownership Taxes	78,178	75,000	80,902	5,902
Interest Income	500	4,400	4,359	(41)
Property Taxes - Regional Mill Levy	40,026	40,026	39,999	(27)
Specific Ownership Taxes - Regional Mill Levy	2,790	-	-	-
Regional Mill Levy Refund	-	105,000	98,275	(6,725)
Total Revenues	<u>1,238,318</u>	<u>1,341,250</u>	<u>1,339,615</u>	<u>(1,635)</u>
EXPENDITURES				
County Treasurer's Fee	16,752	16,752	16,751	1
County Treasurer's Fees - Regional Mill Levy	600	600	600	-
Paying Agent Fees	5,000	300	300	-
Regional Mill Levy	42,216	38,788	36,141	2,647
Bond Interest GO Bonds	831,906	831,906	831,906	-
Bond Principal GO Bonds	355,000	355,000	355,000	-
Total Expenditures	<u>1,251,474</u>	<u>1,243,346</u>	<u>1,240,698</u>	<u>2,648</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(13,156)	97,904	98,917	1,013
OTHER FINANCING SOURCES (USES)				
Transfers to Other Fund	-	(105,000)	(101,534)	3,466
Total Other Financing Sources (Uses)	<u>-</u>	<u>(105,000)</u>	<u>(101,534)</u>	<u>3,466</u>
NET CHANGE IN FUND BALANCE	(13,156)	(7,096)	(2,617)	4,479
Fund Balance - Beginning of Year	<u>546,424</u>	<u>550,963</u>	<u>550,963</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 533,268</u></u>	<u><u>\$ 543,867</u></u>	<u><u>\$ 548,346</u></u>	<u><u>\$ 4,479</u></u>

**BEACON POINT METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ -	\$ 22	\$ 22
Total Revenues	<u>-</u>	<u>22</u>	<u>22</u>
EXPENDITURES			
ARI Funds	98,275	-	98,275
Total Expenditures	<u>98,275</u>	<u>-</u>	<u>98,275</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(98,275)	22	98,297
OTHER FINANCING SOURCES (USES)			
Transfer from Other Funds	98,275	101,534	3,259
Transfer to Other Funds	<u>-</u>	<u>(34,105)</u>	<u>(34,105)</u>
Total Other Financing Sources (Uses)	<u>98,275</u>	<u>67,429</u>	<u>(30,846)</u>
NET CHANGE IN FUND BALANCE	-	67,451	67,451
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 67,451</u></u>	<u><u>\$ 67,451</u></u>

OTHER INFORMATION

**BEACON POINT METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2020**

\$21,170,000 General Obligation Limited Tax
Refunding Bonds, Series 2015
Dated June 17, 2015
Interest Rate 3.000%-5.000%
Principal Due December 1
Interest Payable June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 370,000	\$ 817,706	\$ 1,187,706
2022	410,000	802,906	1,212,906
2023	420,000	790,606	1,210,606
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
Total	<u>\$ 19,770,000</u>	<u>\$ 12,423,419</u>	<u>\$ 32,193,419</u>

**BEACON POINT METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2020**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Mills Levied		Property Taxes		Percentage Collected to Levied
			General	Debt Service	Levied	Collected	
2016	\$ 28,070,732	20.00 %	14.000	37.000	\$ 1,459,678	\$ 1,458,882	99.95 %
2017	29,112,973	3.60	14.000	37.000	1,513,875	1,513,829	100.00
2018	31,665,120	8.80	14.000	37.000	1,649,848	1,649,340	99.97
2019	32,374,133	2.20	16.000	35.000	1,686,789	1,686,791	100.00
2020	36,026,581	11.30	19.000	31.000	1,801,329	1,800,129	99.93
Estimated for the Year Ending <u>December 31,</u>							
2021	\$ 36,218,471	0.50 %	19.000	31.000	\$ 1,810,924		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

**CONTINUING DISCLOSURE – ADDITIONAL DISTRICT INFORMATION
REQUIRED BY GENERAL OBLIGATION LIMITED TAX REFUNDING
AND IMPROVEMENT BONDS, SERIES 2015**

**BEACON POINT METROPOLITAN DISTRICT
CONTINUING DISCLOSURE – ADDITIONAL DISTRICT INFORMATION
YEAR ENDED DECEMBER 31, 2020**

2020 Assessed and "Actual" Valuation of Classes of Property in the District

<u>Class</u>	<u>Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>"Actual" Valuation</u>	<u>Percent of "Actual" Valuation</u>
Residential	\$ 35,622,890	98.36 %	\$ 498,221,100	99.59 %
State Assessed	592,150	1.62	2,041,897	0.39
Vacant Land	290	0.01	1,000	1.00
Commercial	3,141	0.30	10,829	1.00
Total	<u>\$ 36,218,471</u>	<u>100.00 %</u>	<u>\$ 500,274,826</u>	<u>100.00 %</u>

Total 2020 Mill Levy

<u>Taxing Entity</u>	<u>Mill Levy</u>
Cherry Creek School District No. 5	49.724
Arapahoe County	12.013
Developmental Disability	1.000
City of Aurora	8.076
Urban Drainage & Flood and Control District	0.900
Urban Drainage & Flood and Control District - South Platte	0.100
Overlapping Mill Levy	<u>71.813</u>
Beacon Point Metro District	51.111
Total Mill Levy	<u><u>122.924</u></u>

Source: Assessed and Actual Valuations were obtained from the Arapahoe County website.