

ANNUAL INFORMATION REPORT
for the year 2022
BELLEVUE PLACE METROPOLITAN DISTRICT

As required by Section 32-1-207(3)(c), C.R.S., and Section VIII of the Service Plan for the above-referenced District, approved by the City of Aurora ("City") on March 5, 2018, we present the following report of the District's activities from January 1, 2022 to December 31, 2022.

1. **Boundary changes made or proposed to the District's boundaries as of December 31, 2022:**

There were no changes or proposed changes made to the District's boundaries during 2022.

2. **Intergovernmental Agreements with other governmental entities, either entered into, proposed, or terminated as of December 31, 2022:**

The District did not enter into, propose, or terminate any intergovernmental agreements in 2022.

3. **Copies of the District's rules and regulations, if any, as of December 31, 2022 / Access information to obtain a copy of rules and regulations adopted:**

On November 14, 2022, the District adopted Resolution No. 2022-11-08, Resolution Amending and Restating the Parking Rules and Regulations, attached hereto as **Exhibit A**. In the event the District adopts additional rules and regulations in the future, they may be accessed at the offices of Special District Management Services, Inc., 141 Union Blvd., 150, Lakewood, CO 80228, or on the District Website: <https://bellevueplacemd.colorado.gov/>.

4. **A summary of any litigation which involves the District Public Improvements as of December 31, 2022:**

There was no litigation involving the District Public Improvements during 2022.

5. **The status of the District's construction of the Public Improvements as of December 31, 2022:**

No public improvements have been constructed by the District in 2022.

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, 2022:**

There have been no facilities or improvements constructed by the District and accepted by the City in 2022.

7. **The assessed valuation of the District for the current year:**

The District's 2022 Certification of Valuation by Arapahoe County Assessor was \$2,732,827 attached hereto as **Exhibit B**.

8. **Current year budget, including a description of the Public Improvements to be constructed in such year:**

A copy of the 2023 budget is attached hereto as **Exhibit C**. No improvements are planned to be constructed by the District in 2023.

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.**

A copy of the District's 2022 Audit will be provided upon completion.

10. **Notice of any uncured events of default by the District, which continues beyond a ninety (90) day period, under any Debt Instrument:**

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

11. **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:**

To our knowledge, there has been no inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continued beyond a (90) day period.

EXHIBIT A
Resolution Amending and Restating the Parking Rules and Regulations

RESOLUTION NO. 2022-11-08

**RESOLUTION OF THE BOARD OF DIRECTORS OF
BELLEVIEW PLACE METROPOLITAN DISTRICT**

AMENDING AND RESTATING THE PARKING RULES AND REGULATIONS

A. The Belleview Place Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Aurora, Colorado (the “**City**”).

B. The District operates pursuant to its Service Plan approved by the City on March 5, 2018, as the same may be amended and/or modified from time to time (the “**Service Plan**”).

C. Pursuant to the Service Plan and Section 32-1-101, *et seq.*, C.R.S., the District has the power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of streets within the District’s Service Area (as defined in the Service Plan), among related street improvements powers.

D. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the power “to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”

E. On February 17, 2021, the District adopted Resolution No. 2021-02-01 Regarding Parking Rules and Regulations whereby the District adopted Parking Rules and Regulations (the “**Original Parking Rules and Regulations**”) applicable to all roadways and portions of roadways, including designated parking spaces, owned and maintained by the District.

F. For the purpose of providing for the orderly and efficient enforcement of parking on all roadways and portions of roadways, including designated parking spaces, owned and maintained by the District, the District desires to update, replace, and supersede the Original Parking Rules and Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “**BOARD**”) OF THE CITY OF AURORA, COLORADO THAT:

1. Effective as of November 14, 2022, the Original Parking Rules and Regulations shall be superseded and replaced in the entirety by the Parking Rules and Regulations attached hereto as **Exhibit A** and incorporated herein by this reference.

2. The District reserves the right, from time to time, to further modify, amend or replace these Parking Rules and Regulations in conformance with the City or other relevant regulations then in effect.

3. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given

circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

RESOLUTION APPROVED AND ADOPTED on November 14, 2022.

**BELLEVUE PLACE METROPOLITAN
DISTRICT**

By: 

President

Attest:



Secretary

EXHIBIT A

PARKING RULES AND REGULATIONS

I. APPLICABILITY.

These Parking Rules and Regulations shall apply to all roadways and portions of roadways, including designated parking spaces, owned and maintained by the District as designated on Exhibit 1 attached hereto and incorporated herein by this reference (the “District Roadways”).

II. DEFINITIONS

1. Vehicles. For purposes of these Parking Rules and Regulations, “Vehicle” shall mean every device that is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. Vehicle includes, without limitation, a motor vehicle, a motorcycle, a bicycle, electrical assisted bicycle, or EPAMD (Electric Personal Assisted Mobility Device), but does not include a wheelchair, off-highway vehicle, farm tractor, or implement of husbandry designed primarily or exclusively for use and used in agricultural operations or any device moved exclusively over stationary rails or tracks or designed to move primarily through the air.
2. Valid Parking Spaces. Valid Parking Spaces are those portions of the District Roadways designated as parking spaces by painted markings or posted signs as described in Exhibit 1.
3. Fire Lanes. Fire Lanes are those portions of the District Roadways upon which a Fire Lane Easement exists pursuant to the Shalom Park Subdivision Filing No. 4 and which may also be designated by posted signs or painted markings as described in Exhibit 1.
4. No Parking Zones. No Parking Zones are all areas of the District Roadways that are not otherwise designated as Fire Lanes or a Valid Parking Spaces and are designated by posted signs or painted markings. No Parking Zones are described in Exhibit 1.
5. Recreational Vehicle. A Recreational Vehicle means a vehicle designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. Recreational vehicle includes camping trailers, fifth wheel trailers, motor homes, travel trailers, multipurpose trailers, and truck campers.
6. Inoperable/Damaged/Unsightly Vehicle. An Inoperable/Damaged/Unsightly Vehicle means a Vehicle that has not been driving under its own propulsion for a period of twenty-four (24) consecutive hours or longer, does not have an operable propulsion system installed, has broken windows or windshields, or has missing wheels, tires, motor, or transmission, is leaking excessive fluids, or has flat tires.
7. Abandoned Vehicle. An Abandoned Vehicle means a Vehicle that has not been moved for a period of twenty-four (24) consecutive hours or longer.

III. PARKING VIOLATIONS

1. Generally. It shall be unlawful for any owner or operator of a Vehicle to park a Vehicle in any manner upon any District Roadways except for those expressly designated Valid Parking Spaces as more particularly described in Exhibit 1 unless:

- a. necessary to avoid conflict with other traffic,
- b. when done in compliance with the directions of a police officer or traffic-control signal, sign or device; or
- c. momentarily for the purpose of actively and continuously loading or unloading passengers when such parking does not obstruct, impede or endanger any traffic.

2. Fire Lanes. must remain unobstructed to provide access to the Fire Department and other emergency vehicles. It shall be unlawful for any owner or operator of a Vehicle to park any Vehicle in any manner upon Fire Lanes.

3. No Parking Zone. It shall be unlawful for any owner or operator of a Vehicle to park any Vehicle in a designated No Parking Zone.

4. Handicap Space. It shall be unlawful for any owner or operator of a Vehicle to park any Vehicle in a Valid Parking Space that is designated as a handicap space upon the District Roadways without a valid disability placard or license plate.

5. Obstruction of Traffic. Obstructions to District Roadways pose impediments to the fire department and other emergency vehicles in addition to other drivers. It shall be unlawful for any owner or operator of a Vehicle to park for any amount of time any Vehicle upon the District Roadways in such manner or under such conditions as to:

- a) leave available less twenty (20) feet of width of the District Roadways for free movement of vehicular traffic;
- b) prevent another Vehicle from accessing a designated parking or the District Roadways; or
- c) otherwise interfere with the flow of vehicular traffic.

6. Parking in Excess of Twenty-Four (24) Hours/Abandoned Vehicle. It shall be unlawful for any owner or operator of a Vehicle to leave that Vehicle parked in a Valid Parking Space for a period in excess of twenty-four (24) continuous hours. A vehicle shall be considered in violation of this subsection if it has not been moved at least one hundred (100) feet during the continuous twenty-four (24) hour period of time.

7. Inoperable/Damaged/Unsightly Vehicle/Abandoned. It shall be unlawful for any owner or operator to leave an Inoperable, Damaged, or Unsightly Vehicle parked in a Valid Parking

Space in excess of twenty-four (24) hours. The twenty-four (24) hour time limit includes the cumulative time spent on any District Roadways.

8. Landscaping. It shall be unlawful for any person to park any Vehicle either partially or entirely upon any landscaped area owned and maintained by the District, including but not limited to rock beds and xeriscape areas.

9. Flat Tire. It shall be unlawful for any person to leave any Vehicle with a flat tire in a Valid Parking Space in excess of twenty-four (24) hours.

10. Vehicle Repair. It shall be unlawful for any person to park or operate a Vehicle in a Valid Parking Space for the principal purpose of greasing, oiling, lubricating, painting or repairing such vehicle, except for repair that is necessary for the limited purpose of removing the vehicle from the roadway or due to an emergency.

11. Recreational Vehicles. It shall be unlawful for any person to park any Recreational Vehicle or any accessories related to any Recreational Vehicle in a Valid Parking Space for longer than a cumulative total of twenty-four (24) hours.

IV. TOWING, FINES AND IMMOBILIZATION

1. Generally. The District reserves the right to have any Vehicles that are in violation of these Parking Rules and Regulations removed, towed or immobilized (including booting) at the owner's cost and expense. Further, the District reserves the right to assess fines and administrative fees for parking violations against the Vehicle owner.

2. Warning Citations. The District shall cause a warning citation to be issued for Vehicles parked in violation of these Parking Rules and Regulations, except for those violations in subsection IV.3 below which may be towed without a warning citation after reasonable notice. The District reserves the right to remove, tow or immobilize the Vehicle at the owner's cost and expense if any of these violations continue for more than twenty-four (24) hours following issuance of the citation.

3. Towing after Reasonable Notice. In addition to violations of these Rules and Regulations continuing for more than twenty-four (24) hours and in addition to Fines or Administrative Fees, the District may also authorize the towing and/or immobilization of Vehicles in violation Rules III.2 (Parking in a Fire Lane) and III.3 (Parking in a No Parking Zone) upon reasonable notice. Reasonable notice for violations of Rule III.2 and III.3 shall be deemed given through posted signs indicating parking may result in the immediate towing of the Vehicle.

4. Fines and Administrative Fees. The District may assess an administrative fee or fine for towing, which fee may either be collected as part of the general towing fee paid to the tow lot operator and remitted to the District or, alternatively, assessed directly to the Vehicle owner by the District.

EXHIBIT 1
DISTRICT ROADWAYS

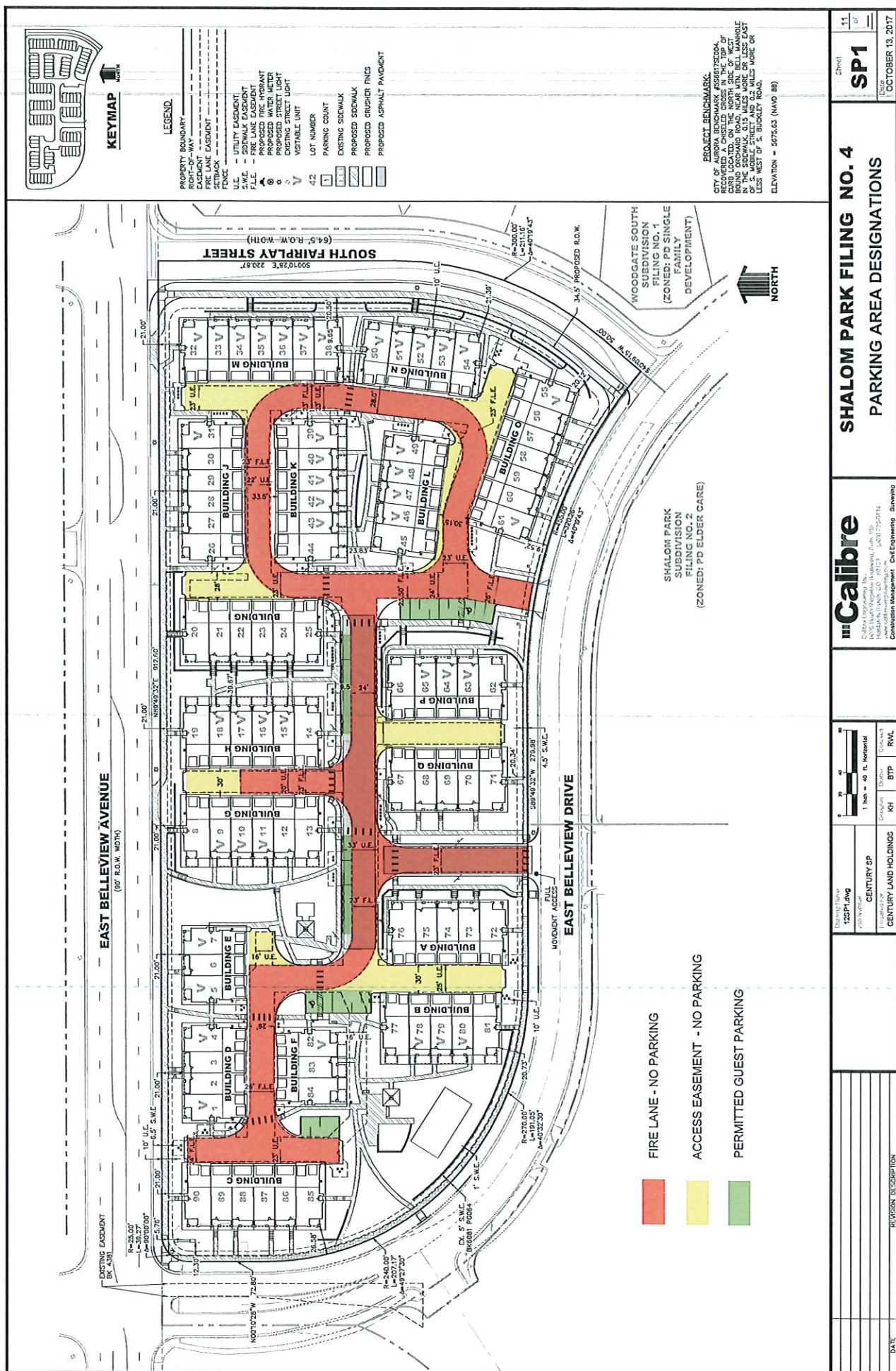


EXHIBIT B
2022 Assessed Valuation



PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax: 303-797-1295
<http://www.arapahoegov.com/assessor>
assessor@arapahoegov.com

November 23, 2022

AUTH 4055 BELLEVIEW PLACE METRO DIST
SPECIAL DISTRICT MANAGEMENT
SERVICES INC
C/O PEGGY RIPKO
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4055

RECERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2022 of:

\$2,732,827

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

DEC 02 2022

RECERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity

☒ YES ☐ NO

Date: November 23, 2022

NAME OF TAX ENTITY: BELLEVIEW PLACE METRO DIST

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$	2,568,000
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$	2,732,827
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$	2,732,827
5. NEW CONSTRUCTION: *	5. \$	424,496
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$	0
7. ANNEXATIONS/INCLUSIONS:	7. \$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$	37,440,983
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ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2. \$	6,107,870
3. ANNEXATIONS/INCLUSIONS:	3. \$	0
4. INCREASED MINING PRODUCTION: §	4. \$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$	0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1. \$	0
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$	165
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

EXHIBIT C
2023 Budget

BELLEVIEW PLACE METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Belleview Place Metropolitan District.

The Belleview Place Metropolitan District has adopted budgets for two funds, a General Fund to provide for general operating expenditures and a Debt Service Fund to account for the repayment of principal and interest on the proposed general obligation bonds.

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 2023 will be tax revenues. The district intends to impose a 114.992 mill levy on property within the district for 2023, of which 57.727 mills will be dedicated to the General Fund and 57.265 mills will be dedicated to the Debt Service Fund. 1.145 mills of the 57.727 general fund mills are restricted for regional improvements per an intergovernmental agreement with the City of Aurora.

Bellevue Place Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2023

	Actual 2021	Adopted Budget 2022	Actual 6/30/2022	Estimate 2022	Adopted Budget 2023
Beginning fund balance	\$ 930	\$ 1,305	\$ (13,815)	\$ (13,815)	-
Revenues:					
Property taxes	85,889	141,240	140,419	141,240	154,629
Specific ownership taxes	5,919	11,194	4,357	9,000	12,370
Property taxes-ARI	2,109	2,858	2,841	2,858	3,129
Specific ownership taxes	145	247	88	160	250
Homeowner fee	31,613	21,600	3,791	21,600	40,500
Other Fees	-	5,000	-	5,000	5,000
Working capital fee	-	2,500	-	2,500	2,500
Interest and other income	52	50	253	500	50
Developer advances	48,215	-	-	-	-
Total revenues	173,942	184,689	151,749	182,858	218,428
Total funds available	174,872	185,994	137,934	169,043	218,428
Expenditures:					
Audit/Accounting	17,117	12,500	4,291	12,500	12,500
Election	-	5,000	-	-	5,000
Insurance/ SDA Dues	4,912	4,500	6,973	6,973	8,000
Legal	54,177	20,000	12,232	36,000	36,000
Legal covenant enforcement	-	5,000	-	5,000	5,000
Common area lights	-	3,000	-	-	1,500
Signage	-	250	40	100	250
Gas and electric	-	1,500	906	1,200	2,000
Detention pond maintenance	-	1,000	-	-	-
Ground extra	-	1,000	2,170	2,170	3,000
Sprinkler repair	-	3,500	1,032	2,500	3,500
Street/sidewalk repairs	-	1,000	-	-	-
Landscape contract	-	25,000	12,536	25,000	27,000
Pet waste pickup	-	750	-	-	-
Trash	13,116	12,960	8,235	15,000	16,826
Snow	33,893	35,000	32,411	32,411	32,000
Irrigation water	22,357	7,500	3,742	4,000	4,500
Management	35,165	20,000	13,229	20,000	21,700
Miscellaneous	4,408	1,000	1,439	2,000	2,000
Covenant enforcement	-	12,000	-	-	6,510
ARI Mill levy	2,222	2,858	2,887	2,858	3,129
Treasurer's Fees	1,288	2,118	2,106	1,288	2,319
ARI Treasury's fees	32	43	43	43	47
Social events	-	-	-	-	1,000
Contingency	-	3,192	-	-	19,397
Emergency Reserve	-	5,323	-	-	5,000
Total expenditures	188,687	185,994	104,272	169,043	218,428
Ending fund balance	\$ (13,815)	\$ -	\$ 16,582	\$ -	-
Assessed valuation		\$ 2,568,000			2,732,827
ARI Mill Levy		1.113			1.145
Mill Levy		55.000			56.582

Bellevue Place Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2023

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual 6/30/2022	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 569,334	\$ 532,376	\$ 536,613	\$ 605,942	610,305
Revenues:					
Property taxes	105,504	142,945	142,114	142,945	156,495
Specific ownership taxes	7,271	11,436	4,410	9,000	12,520
Interest Income	<u>234</u>	<u>-</u>	<u>937</u>	<u>2,000</u>	<u>1,500</u>
Total revenues	<u>113,009</u>	<u>154,381</u>	<u>147,461</u>	<u>153,945</u>	<u>170,515</u>
Total funds available	<u>682,343</u>	<u>686,757</u>	<u>684,074</u>	<u>759,887</u>	<u>780,820</u>
Expenditures:					
Bond interest expense	144,000	144,000	72,000	144,000	144,000
Treasurer's fees	1,583	2,144	2,132	1,582	2,347
Trustee / paying agent fees	<u>-</u>	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>
Total expenditures	<u>145,583</u>	<u>150,144</u>	<u>78,132</u>	<u>149,582</u>	<u>150,347</u>
Ending fund balance	<u>\$ 536,760</u>	<u>\$ 536,613</u>	<u>\$ 605,942</u>	<u>\$ 610,305</u>	<u>630,473</u>
Assessed valuation		<u>\$ 2,568,000</u>			<u>2,732,827</u>
Mill Levy		<u>55.664</u>			<u>57.265</u>
Total Mill Levy		<u>111.777</u>			<u>114.992</u>