

KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 3

December 24, 2025

Division of Local Government
VIA: E-Filing Portal

RE: Kings Point South Metropolitan District No. 3 LG ID# 67736

Attached is the 2026 Budget for the Kings Point South Metropolitan District No. 3 in Douglas County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 21, 2025. If there are any questions regarding the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Douglas County is 0.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$890 the total property tax revenue is \$0.00. Copies of the certification of mill levies sent to the County Commissioners for Douglas County are enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Douglas County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

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

The Board of Directors of Kings Point South Metropolitan District No. 3 (the “**Board**”), City of Aurora, Douglas County, Colorado (the “**District**”), held a regular meeting, via teleconference and at 2154 E. Commons Ave., Suite 2000, Centennial, Colorado on October 21, 2025, at the hour of 12:00 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

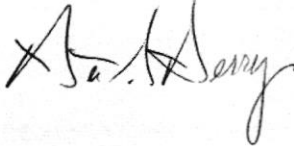
SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

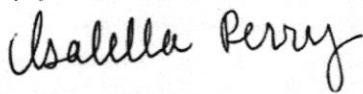
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said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

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 2 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated October 2 A.D. 2025.

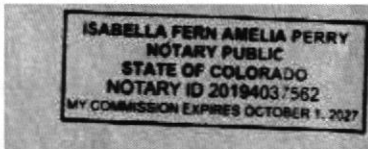
I witness whereof I have hereunto set my hand this 2nd day of October A.D. 2025



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 2nd day of October A.D. 2025.



Notary Public



**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. 3 (the "District"), will hold a public hearing at 2154 E. Commons Ave., Suite 2000, Centennial, Colorado and via teleconference on OCTOBER 21, 2025 at 12:00 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/83872006012?pwd=MD9VcafNPSqEzC-trNVt6Jol4iKLaca.1>

Meeting ID: 838 7200 6012
Passcode: 719727
Call-in Number: +1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Marchetti & Weaver, 28 Second Street, Suite 213, Edwards, CO 81632.

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://kingspointsouthmd3.specialdistrict.org/> or by calling (303) 858-1800.

BY ORDER OF THE
BOARD OF DIRECTORS:
KINGS POINT SOUTH
METROPOLITAN DISTRICT NO. 3,
a quasi-municipal corporation and political
subdivision of the State of Colorado
/s/ WBA, PC

Publication: October 2, 2025
Sentinel

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.

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ADOPTED OCTOBER 21, 2025.

DISTRICT:

KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Charles Sanford
Charles Sanford (Nov 4, 2025 20:29:42 MST)

Officer of the District

ATTEST:

By: Krista Towle
Krista Towle (Nov 5, 2025 08:14:44 AST)

STATE OF COLORADO
COUNTY OF DOUGLAS
KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 3

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 at 2154 E. Commons Ave., Suite 2000, Centennial, Colorado and via teleconference on Tuesday, October 21, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of October, 2025.

Krista Towle
Krista Towle (Nov 5, 2025 08:14:44 AST)

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. 3

2026

BUDGET MESSAGE

Kings Point South Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared using the modified accrual basis of accounting.

The district was formed with the primary purposes to finance construction of public improvements as defined in the Service Plan for the district and to operate and maintain such public improvements that are not otherwise dedicated or conveyed to other governmental entities.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The District certified a mill levy for 2026 collection of 0.000 mills and will therefore rely on developer advances to fund operations.

EXPENDITURES

The District budgeted for operational expenditures to be accounted for in the General Fund.

Kings Point Sount Metropolitan District No. 3
Statement of Net Position
September 30, 2025

	General Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS				
CASH				
Checking	50,938			50,938
ColoTrust	110,894			110,894
Pooled Cash	-	-		-
TOTAL CASH	161,832	-	-	161,832
OTHER CURRENT ASSETS				
Due From County Treasurer	-			-
Property Tax Receivable	-			-
Prepaid Expense	250			250
TOTAL OTHER CURRENT ASSETS	250	-	-	250
FIXED ASSETS				
Construction in Progress				-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	162,082	-	-	162,082
LIABILITIES & DEFERED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	4,332			4,332
TOTAL CURRENT LIABILITIES	4,332	-	-	4,332
DEFERRED INFLOWS				
Deferred Property Taxes	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-
LONG-TERM LIABILITIES				
Developer Payable- Operations			78,544	78,544
Developer Payable- Capital			160,962	160,962
Accrued Interest- Developer Advances			11,680	11,680
TOTAL LONG-TERM LIABILITIES	-	-	251,186	251,186
TOTAL LIAB & DEF INFLOWS	4,332	-	251,186	255,517
NET POSITION				
Amount to be Provided for Debt			(251,186)	(251,186)
Fund Balance- Non-Spendable	250			250
Fund Balance- Restricted	783	-		783
Fund Balance- Unassigned	156,718			156,718
TOTAL NET POSITION	157,751	-	(251,186)	(93,435)
	=	=	=	=

Kings Point Sound Metropolitan District No. 3
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/8/2025

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	1,130	1,130	1,130	1,130				890	Final AV
Mill Levy - Operations	0.000	0.000	0.000	0.000				0.000	0 Mills For 2026- No Cap Per Service Plan
Mill Levy - Debt Service Fund	0.000	0.000	0.000	0.000				0.000	0 Mills For 2026- 50 Mills Adjusted Eventually
Total Mill Levy	-	-	-	-				-	
Property Tax Revenue - Operations	-	-	-	-				-	0 Mills For 2026- No Cap Per Service Plan
Property Tax Revenue - Debt Service Fund	-	-	-	-				-	0 Mills For 2026- 50 Mills Adjusted Eventually
Total Property Taxes	-	-	-	-				-	

Kings Point Sount Metropolitan District No. 3
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/8/2025

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes - Operations	-	-	-	-	-	-	-	-	0 Mills For 2026- No Cap Per Service Plan
Other Revenue	0	-	-	-	-	-	-	-	None Anticipated For 2025
Specific Ownership Taxes	-	-	-	-	-	-	-	-	5% of Property Taxes
Interest Income	-	-	-	1,000	894	-	894	100	Minimal Reserves In 2026
TOTAL REVENUE	0	-	-	1,000	894	-	894	100	
EXPENDITURES - GENERAL									
Administration									
Accounting	11,947	20,000	20,000	12,000	8,170	15,000	6,830	13,000	Based on 2025 Forecast
Audit	-	-	-	-	-	-	-	-	Audit Exemption Included in Accounting
Elections	74	4,000	4,000	7,000	4,444	3,333	(1,111)	1,000	Planning For 2027 Election
Legal	33,621	40,000	40,000	15,000	8,582	30,000	21,418	16,000	Based on 2025 Forecast
Insurance & SDA Dues	-	4,000	4,000	3,016	3,016	4,000	984	3,400	D&O, Liability, and other coverages + SDA Dues
Office Supplies, Bank & Bill.com Fees, Other	723	1,200	1,200	800	464	900	436	1,000	Bill.com, misc other
Treasurer's Fees	-	-	-	-	-	-	-	-	1.5% of Property Taxes
Website	960	2,000	2,000	2,000	1,422	1,500	78	2,100	ADA Compliance & Document Remediation
Contingency/Emergencies	-	50,000	50,000	-	-	37,500	37,500	50,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	47,325	121,200	121,200	39,816	26,098	92,233	66,135	86,500	
REVENUE OVER / (UNDER) EXPENDITURES	(47,325)	(121,200)	(121,200)	(38,816)	(25,204)	(92,233)	67,029	(86,400)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	(165,962)	(160,962)	-	-	-	-	
Developer Advances	240,000	95,000	115,000	27,000	-	92,500	(92,500)	87,000	To Cover Shortfall
Developer Advance Repayment	(495)	-	(10,000)	(10,000)	(10,000)	-	(10,000)	-	
TOTAL OTHER SOURCES / (USES)	239,506	95,000	(60,962)	(143,962)	(10,000)	92,500	(102,500)	87,000	
CHANGE IN FUND BALANCE	192,181	(26,200)	(182,162)	(182,778)	(35,204)	267	(35,471)	600	
BEGINNING FUND BALANCE	774	37,163	192,955	192,955	192,955	37,163	155,792	10,177	
ENDING FUND BALANCE	192,955	10,963	10,793	10,177	157,751	37,430	120,321	10,777	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	0 Mills For 2026- 50 Mills Adjusted Eventually
Specific Ownership Taxes	-	-	-	-	-	-	-		
Interest Income	-	-	-	-	-	-	-		
TOTAL REVENUE	-	-	-	-	-	-	-		
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	-	
Bond Principal	-	-	-	-	-	-	-	-	
Bond Interest	-	-	-	-	-	-	-	-	
Paying Agent / Trustee Fees	-	-	-	-	-	-	-	-	
Debt Issuance Expense	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers To Capital Fund	-	-	-	-	-	-	-	-	No Bonds Anticipated In 2026
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=				=	=	=	=	
COMPONENTS OF FUND BALANCE:									
Capitalized Interest Fund	-	-	-	-	-	-	-	-	
Surplus Fund	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	
Bond Payment / Surplus Fund	-	-	-	-	-	-	-	-	
Internal & Other Balances	-	-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=			=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Kings Point Sound Metropolitan District No. 3
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/8/2025

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Road Cost Sharing	-	-	-	-	-	-	-	-	
Engineer	-	-	-	-	-	-	-	-	
Streets	-	146,916	160,962	160,962	-	-	-	-	Cost Sharing Agreement Paid In 2025
Safety Protection	-	-	-	-	-	-	-	-	
Water	-	-	-	-	-	-	-	-	
Water Purchases	-	-	-	-	-	-	-	-	
Sanitary Sewer	-	-	-	-	-	-	-	-	
Utility Relocation	-	-	-	-	-	-	-	-	
Parks & Recreation	-	-	-	-	-	-	-	-	
Trustee Fees	-	-	-	-	-	-	-	-	
Contingency	-	-	5,000	-	-	-	-	-	
TOTAL EXPENDITURES	-	146,916	165,962	160,962	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	(146,916)	(165,962)	(160,962)	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In (Out)	-	-	165,962	160,962	-	-	-	-	
Developer Advance Repayment	-	-	-	-	-	-	-	-	
Developer Advances	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	165,962	160,962	-	-	-	-	
CHANGE IN FUND BALANCE	-	(146,916)	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	146,916	-	-	-	146,916	(146,916)	-	
ENDING FUND BALANCE	-	(0)	-	-	-	146,916	(146,916)	-	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
On behalf of the Kings Point South Metro District 3
the Board of Directors
of the Kings Point South Metro District 3**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$890** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the **NET** assessed valuation of: **\$890**

Submitted: *Eric Weaver* for budget/fiscal year 2026

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	0.000 mills	\$0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$0
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	0.000 mills	\$0

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.). Use additional pages as necessary.

The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

No Bonds Available

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgements Available

Explanation of Change:

Generated On 12/08/2025