

HIGHLINE CROSSING METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

January 29, 2024

Mark Geyer
Project Manager
City of Aurora
15151 E. Alameda Parkway, 5th Floor
Aurora, CO 80012

Via Email: oda@auroragov.org

RE: 2022 Annual Report; Highline Crossing Metropolitan District

Enclosed please find the information and documents required under Section VIII of the Service Plan for the above-referenced District, approved by the City on March 21, 2016.

Please acknowledge your receipt of the information and documents by signing this letter below and returning it to this office via email to pcorado@sdmsi.com.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Paola Corado
Assistant to Peggy Ripko
District Manager

Enclosure

cc: McGeady Becher, P.C. – Jennifer Henry
Division of Local Government
State Auditor

The above referenced information and documents were received this ____ day of January, 2024.

City of Aurora

By: _____

ANNUAL INFORMATION REPORT
for the year 2022
HIGHLINE CROSSING METROPOLITAN DISTRICT

As required by Section VIII of the Service Plan for the above-referenced District, approved by the City of Aurora (“City”) on March 21, 2016, and pursuant to Section 32-1-207(3), C.R.S., 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 as of December 31, 2022.

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

No new Intergovernmental Agreements were entered into or proposed by the District during 2022.

3. Copies of the District’s rules and regulations, if any, promulgated or modified as of December 31, 2022:

The District did not adopt rules and regulations in 2022. Should the District adopt any rules or regulations in the future, such information may be obtained by accessing the district’s website <https://highlinecrossingmd.colorado.gov/resource-center/official-documents>. Further information may be obtained from the District Manager, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228. Further contact information may be obtained on the District’s website under “Contact Us” tab.

4. A summary of any litigation involving the District as of December 31, 2022:

The District was not involved in any litigation during 2022.

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

No new improvements were 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 were no new facilities or improvements constructed by the District that were dedicated to and accepted by the City of Aurora, or another public entity, 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 \$2,759,220 attached hereto as Exhibit A.

8. **The current year budget, including a description of the District Improvements to be constructed in such year:**

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

9. **An Audit of the District's financial statements for the year ending December 31, 2022 prepared in accordance with generally accepted auditing standards or an audit exemption, if authorized by State law:**

A copy of the 2022 audit is attached hereto as Exhibit C.

10. **Notice of any uncured event of default under any District Debt instrument, which continued beyond a ninety (90) day period:**

As of the date of filing this 2022 Annual Report, the District is not aware of 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.

11. **Any inability of the District to pay its Bonds when due in accordance with the terms of such obligations, which continued beyond a ninety (90) day period:**

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 ninety (90) day period during 2022.

EXHIBIT A



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 4414 HIGHLINE CROSSING METRO
DIST
C/O PEGGY RIPKO
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4414

RECERTIFICATION OF VALUATION

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

\$2,759,220

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: HIGHLINE CROSSING 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.	\$	2,809,048
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	2,759,220
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	2,759,220
5. NEW CONSTRUCTION: *	5.	\$	19,238
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.): Φ	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.

Φ 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.	\$	38,999,852
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	276,800
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
---	----	----	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
--	--	----	---

** 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 B

HIGHLINE CROSSING METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2021 Actual	2022 Adopted Budget	2023 Adopted Budget
Assessed Valuation	\$ 2,587,213	\$ 2,809,048	\$ 2,759,220
Mill Levy			
General Fund	18.000	18.000	18.000
ARI	1.114	1.114	1.146
Debt Service Fund	55.664	55.664	57.266
Total Mill Levy	<u>74.778</u>	<u>74.778</u>	<u>76.412</u>
Property Taxes			
General Fund	\$ 46,570	\$ 50,563	\$ 49,666
ARI	2,882	3,129	3,162
Debt Service Fund	144,015	156,363	158,009
Actual/Budgeted Property Taxes	<u>\$ 193,467</u>	<u>\$ 210,055</u>	<u>\$ 210,837</u>

HIGHLINE CROSSING METROPOLITAN DISTRICT

GENERAL FUND 2023 Adopted Budget with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	2021 Actual	2022 Adopted Budget	2022 Estimated	2023 Adopted Budget
BEGINNING FUND BALANCE	\$ 24,026	\$ 19,332	\$ 29,828	\$ 23,479
REVENUE				
Property Tax Revenue	46,570	50,563	50,563	49,666
Specific Ownership Taxes	3,210	2,750	2,750	2,980
Interest Income	122	15	25	25
Working Capital Fee	900	200	1,800	200
Operations Fee	49,795	63,000	63,000	63,000
Design Review Fees	150	50	200	50
Total Revenue	100,746	116,578	118,338	115,921
Total Funds Available	124,772	135,910	148,166	139,400
EXPENDITURES				
Accounting	10,178	10,000	10,000	10,900
Audit	4,700	5,500	4,700	5,200
Insurance/SDA Dues	8,270	9,000	7,829	8,500
Legal	8,525	7,000	7,000	7,000
Election	-	3,000	3,000	1,000
Management	13,649	9,000	9,000	9,800
Miscellaneous	4,138	2,000	2,200	2,000
Treasurer's Fees	700	758	758	745
Covenant Control	4,209	7,200	7,200	7,200
Billing	3,227	4,000	4,000	4,400
Landscape Maintenance	17,209	28,000	28,000	30,800
Landscape Improvements	1,435	5,000	5,000	5,500
Irrigation Repair	2,749	5,000	5,000	5,000
Snow Removal	5,975	10,000	10,000	10,000
Repairs and Maintenance	1,150	2,000	2,000	2,200
Fence Repairs	-	2,000	2,000	2,000
Utilities	8,830	12,000	12,000	12,000
Contingency	-	5,000	5,000	5,000
Total Expenditures	94,944	126,458	124,687	129,245
Transfers and Other Sources (Uses)				
Emergency Reserve	-	(3,497)	-	(3,478)
Total Expenditures Requiring Appropriation	94,944	129,955	124,687	132,723
ENDING FUND BALANCE	\$ 29,828	\$ 5,955	\$ 23,479	\$ 6,677

HIGHLINE CROSSING METROPOLITAN DISTRICT

DEBT SERVICE FUND

2023 Adopted Budget

with 2021 Actual, 2022 Adopted Budget and 2022 Estimated

	2021 Actual	2022 Adopted Budget	2022 Estimated	2023 Adopted Budget
BEGINNING FUND BALANCE	\$ 308,584	\$ 350,720	\$ 353,616	\$ 409,540
REVENUE				
Property Tax Revenue	144,015	156,363	156,363	158,009
Regional Improvement	2,882	3,129	3,129	3,162
Specific Ownership Tax	10,124	7,600	7,600	9,481
Interest Income/Other	477	400	1,200	1,200
Total Revenue	157,498	167,492	168,292	171,852
Total Funds Available	466,082	518,212	521,908	581,391
EXPENDITURES				
Bond Principal	15,000	15,000	15,000	15,000
Bond Interest	86,900	86,075	86,075	85,250
Paying Agent Fees	5,519	5,500	5,519	5,500
Miscellaneous Expense	-	250	250	250
Treasurer's Fees	2,166	2,392	2,392	2,418
Aurora Expense	2,839	3,082	3,082	3,115
Treasurer Fee- Reg Imp	43	50	50	50
Contingency	-	10,000	-	10,000
Total Expenditures	112,466	122,349	112,368	121,582
Total Expenditures Requiring Appropriation	112,466	122,349	112,368	121,582
ENDING FUND BALANCE	\$ 353,616	\$ 395,863	\$ 409,540	\$ 459,809

EXHIBIT C

**HIGHLINE CROSSING
METROPOLITAN DISTRICT
Arapahoe County, Colorado**

**FINANCIAL STATEMENTS
DECEMBER 31, 2022**

Table of Contents

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	I
BASIC FINANCIAL STATEMENTS	
Government-wide financial statements	
Statement of Net Position – Governmental Activities	1
Statement of Activities – Governmental Activities	2
Fund Financial Statements	
Balance Sheet – Governmental Funds	3
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	5
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	6
Notes to Financial Statements	7
SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual - Debt Service Fund	21
OTHER INFORMATION	
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	22
Schedule of Debt Service Requirements to Maturity	23



SCHILLING & COMPANY, INC.

Certified Public Accountants

P.O. Box 631579
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086
FAX: 720.348.2920

Independent Auditor's Report

Board of Directors
Highline Crossing Metropolitan District
Arapahoe County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Highline Crossing Metropolitan District (District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Highline Crossing Metropolitan District, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management for the Financial Statements

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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplemental Information

Management has omitted the 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 this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information 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 to 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.

Other Information

Management is responsible for the other information included in the annual report. The other information is comprised of the other information as listed in the table of contents but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
September 27, 2023

BASIC FINANCIAL STATEMENTS

**HIGHLINE CROSSING METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2022**

ASSETS

Cash and investments - unrestricted	\$ 19,629
Cash and investments - restricted	424,871
Cash with County Treasurer	979
Accounts receivable	7,089
Property taxes receivable	210,837
Prepaid expense	450
Capital assets, not being depreciated	6,000
Capital assets, being depreciated, net of accumulated depreciation	326,284
Total assets	996,139

LIABILITIES

Accounts payable	21,587
Due to City of Aurora	11,085
Accrued interest payable	7,104
Bonds and advances payable	
Due within one year	15,000
Due in more than one year	2,163,785
Total liabilities	2,218,561

DEFERRED INFLOWS OF RESOURCES

Property tax revenue	210,837
Total deferred inflows of resources	210,837

NET POSITION

Net investment in capital assets	332,284
Restricted for emergencies	3,700
Restricted for debt service	277,900
Unrestricted	(2,047,143)
Total net position	\$ (1,433,259)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL ACTIVITIES
Year Ended December 31, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
General government	\$ 163,793	\$ 66,430	\$ -	\$ -	\$ (97,363)
Interest and fiscal charges	138,667	-	-	-	(138,667)
	<u>\$ 302,460</u>	<u>\$ 66,430</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(236,030)</u>
General revenues:					
Taxes:					
					210,056
					13,261
					3,631
					<u>227,818</u>
					(8,212)
					(1,425,047)
					<u>\$ (1,433,259)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments - unrestricted	\$ 19,629	\$ -	\$ 19,629
Cash and investments - restricted	-	424,871	424,871
Cash with County Treasurer	236	743	979
Accounts receivable	7,089	-	7,089
Property tax receivable	49,666	161,171	210,837
Prepaid expense	450	-	450
TOTAL ASSETS	\$ 77,070	\$ 586,785	\$ 663,855
LIABILITIES			
Accounts payable	\$ 21,587	\$ -	\$ 21,587
Due to City of Aurora	-	11,085	11,085
Total liabilities	21,587	11,085	32,672
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	49,666	161,171	210,837
Total deferred inflows of resources	49,666	161,171	210,837
FUND BALANCES			
Nonspendable - prepaid items	450	-	450
Spendable:			
Restricted for:			
Emergencies	3,700	-	3,700
Debt service	-	414,529	414,529
Assigned for subsequent year's expenditures	1,667	-	1,667
Total fund balances	5,817	414,529	420,346
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 77,070	\$ 586,785	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some long-term assets used in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Capital assets	332,284
----------------	---------

Some liabilities, including bonds payable, developer advances and other accrued payables are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.

General obligation bonds payable	(1,886,000)
Developer advances	(94,563)
Accrued interest payable - 2017A bonds	(7,104)
Accrued and unpaid interest payable - 2017B bonds	(169,603)
Accrued interest payable - developer advances	(28,619)
	(2,185,889)
Net position of governmental activities	\$ (1,433,259)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
REVENUES			
Property tax	\$ 50,563	\$ 159,493	\$ 210,056
Specific ownership tax	3,192	10,069	13,261
Net investment income	78	3,553	3,631
Transfer fee	1,500	-	1,500
Operations fee	64,680	-	64,680
Review fee	250	-	250
Miscellaneous	870	-	870
Total revenues	<u>121,133</u>	<u>173,115</u>	<u>294,248</u>
EXPENDITURES			
Current			
Management fees	12,476	-	12,476
Billing services	4,456	-	4,456
Accounting	11,218	-	11,218
Audit	4,700	-	4,700
Legal	18,788	-	18,788
Insurance	7,829	-	7,829
Election expense	903	-	903
Miscellaneous	3,417	-	3,417
County Treasurer's fees	760	2,396	3,156
IGA - Aurora	-	3,082	3,082
Covenant control	10,490	-	10,490
Landscape maintenance	27,849	-	27,849
Repairs and maintenance	33,308	-	33,308
Irrigation repair	5,687	-	5,687
Snow removal	11,899	-	11,899
Utilities	22,309	-	22,309
Debt service			
Paying agent fees and other fees	-	5,648	5,648
Bond principal	-	15,000	15,000
Bond interest	-	86,075	86,075
Total expenditures	<u>176,089</u>	<u>112,201</u>	<u>288,290</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(54,956)</u>	<u>60,914</u>	<u>5,958</u>
OTHER FINANCING SOURCES (USES)			
Insurance proceeds	30,944	-	30,944
Total other financing sources (uses)	<u>30,944</u>	<u>-</u>	<u>30,944</u>
NET CHANGE IN FUND BALANCES	(24,012)	60,914	36,902
FUND BALANCES - BEGINNING OF YEAR	29,829	353,615	383,444
FUND BALANCES - END OF YEAR	<u>\$ 5,817</u>	<u>\$ 414,529</u>	<u>\$ 420,346</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2022**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	<u>\$ 36,902</u>
<p>Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. Instead the cost of the asset is allocated over its estimated useful life, and recorded as depreciation expense in each of those years.</p>	
Depreciation expense	<u>(16,252)</u>
<p>The repayment of the principal of long-term debt consumes current financial resources of governmental funds. However, it has no effect on net position.</p>	
Bond principal	<u>15,000</u>
<p>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.</p>	
Change in accrued interest and unpaid interest payable - bonds	(36,297)
Change in accrued interest payable - developer advances	<u>(7,565)</u>
	<u>(43,862)</u>
Change in net position - Governmental activities	<u><u>\$ (8,212)</u></u>

These financial statements should be read only in connection with the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
Year Ended December 31, 2022**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES				
Property tax	\$ 50,563	\$ 50,563	\$ 50,563	\$ -
Specific ownership taxes	2,750	2,750	3,192	442
Net investment income	15	15	78	63
Transfer fee	200	200	1,500	1,300
Operations fee	63,000	63,000	64,680	1,680
Review fee	50	50	250	200
Miscellaneous	-	-	870	870
Total Revenues	<u>116,578</u>	<u>116,578</u>	<u>121,133</u>	<u>4,555</u>
EXPENDITURES				
Management fees	9,000	12,500	12,476	24
Billing services	4,000	4,500	4,456	44
Accounting	10,000	11,300	11,218	82
Audit	5,500	4,700	4,700	-
Legal	7,000	19,000	18,788	212
Insurance	9,000	8,000	7,829	171
Election expense	3,000	1,000	903	97
Miscellaneous	2,000	3,500	3,417	83
County Treasurer's fees	758	758	760	(2)
Covenant control	7,200	10,500	10,490	10
Landscape maintenance	28,000	28,000	27,849	151
Landscape improvements	5,000	-	-	-
Repairs and maintenance	2,000	33,400	33,308	92
Irrigation repair	5,000	5,700	5,687	13
Snow removal	10,000	12,000	11,899	101
Fence repairs	2,000	-	-	-
Utilities	12,000	22,400	22,309	91
Contingency	5,000	-	-	-
Emergency reserves	3,497	-	-	-
Total Expenditures	<u>129,955</u>	<u>177,258</u>	<u>176,089</u>	<u>1,169</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(13,377)</u>	<u>(60,680)</u>	<u>(54,956)</u>	<u>5,724</u>
OTHER FINANCING SOURCES (USES)				
Insurance proceeds	-	30,944	30,944	-
Total other financing sources (uses)	<u>-</u>	<u>30,944</u>	<u>30,944</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(13,377)	(29,736)	(24,012)	5,724
FUND BALANCE - BEGINNING OF YEAR	19,332	29,829	29,829	-
FUND BALANCE - END OF YEAR	<u>\$ 5,955</u>	<u>\$ 93</u>	<u>\$ 5,817</u>	<u>\$ 5,724</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 – DEFINITION OF REPORTING ENTITY

Highline Crossing Metropolitan District (District), a quasi-municipal corporation, is governed pursuant to the provisions of the Colorado Special District Act. The District's service area is located in Arapahoe County, Colorado. The District was established to provide financing for the acquisition, construction, installation and/or operation of street improvements, water, sanitation, safety protection, park and recreation and transportation services. A majority of the facilities constructed by the District have been conveyed to the City of Aurora for perpetual maintenance except certain common-area, street-scape and median landscape areas monument signs, and detention ponds.

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

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 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. For the most part, 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 District's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources, being 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 instead as general revenues.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

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 government 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 and specific ownership taxes. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

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.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

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 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 General Fund annual budget for the year ending December 31, 2022.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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 funds' average equity balance in total cash.

Capital Assets

Capital assets, which include infrastructure improvements, are reported in the governmental activities column in the government-wide financial statements. Capital assets are 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 historical cost or 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 capital assets, as applicable. Any construction in process that will be dedicated to another entity is not depreciated.

As applicable, the District's capital assets are being depreciated using the straight-line method over the following useful lives:

Monument signage	30 years
Walls and fencing	20 years
Irrigation system	30 years

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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Deferred Inflows/Outflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

inflows of resources, represents an acquisition of net assets or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. Deferred inflows of resources reported in the governmental funds for unavailable revenues are property taxes levied for the ensuing year.

Debt Issue Costs and Original Issue Discount/Premium

In the government-wide financial statements, debt premiums and discounts are deferred and amortized over the life of the debt using the effective interest method, with the unamortized amount included as a component of the debt. Debt issuance costs are treated as a period cost and expensed in the year incurred.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance—the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance—amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

Operations and Transfer Fees

The District has imposed an Operations Fee in the amount of up to \$1,000 per year on each residential lot within the District, billed quarterly in amounts of \$250 and is to be used for operations and maintenance costs.

The District has imposed a Transfer Fee in order to offset administrative costs associated with a transfer of ownership of any unit located within the District. The Transfer Fee is \$300 per lot and is due and payable at the time of any sale, transfer or re-sale of any single-family dwelling which has a certificate of occupancy.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Cash and investments - unrestricted	\$ 19,629	
Cash and investments - restricted	424,871	
	\$ 444,500	
	\$ 444,500	

Cash and investments as of December 31, 2022, consist of the following:

Deposits with financial institutions	\$ 252,584	
Investments	191,916	
	\$ 444,500	
	\$ 444,500	

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 equal to 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.

As of December 31, 2022, the District's cash deposits had a bank balance of \$252,109 and carrying balance of \$252,584.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

Investments

The District has not adopted a formal investment policy; however, the District follows State Statutes regarding investments.

The District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
COLOTRUST Plus+	Weighted average under 60 days	\$ <u>191,916</u>

COLOTRUST

As of December 31, 2022, the District has invested in the Colorado Local Government Liquid Asset Trust (the Trust and/or COLOTRUST), 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. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. Plus+ and Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is rated AA Af/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

Investment Valuation

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at yearend for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and Plus is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

Restricted Cash and Investments

As of December 31, 2022, cash and investments in the amount of \$424,871 are restricted for debt service in accordance with the indenture of trust related to the Series 2017A and 2017B General Obligation Bonds (See Note 5).

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in the capital assets for the year ended December 31, 2022 follows:

	Balance December 31, 2021 (Restated)	Additions	Deletions	Balance December 31, 2022
Governmental activities				
Capital assets, not being depreciated:				
Land	\$ 6,000	\$ -	\$ -	\$ 6,000
Total capital assets, not being depreciated	6,000	-	-	6,000
Capital assets, being depreciated:				
Monument signage	65,125	-	-	65,125
Walls and fencing	241,259	-	-	241,259
Irrigation system	60,529	-	-	60,529
Total capital assets, being depreciated	366,913	-	-	366,913
Less accumulated depreciation for:				
Monument signage	(3,256)	(2,171)	-	(5,427)
Walls and fencing	(18,094)	(12,064)	-	(30,158)
Irrigation system	(3,027)	(2,017)	-	(5,044)
Total accumulated depreciation	(24,377)	(16,252)	-	(40,629)
Total capital assets, being depreciated, net	342,536	(16,252)	-	326,284
Government capital assets, net	<u>\$ 348,536</u>	<u>\$ (16,252)</u>	<u>\$ -</u>	<u>\$ 332,284</u>

Depreciation on the capital assets is reported in the general government function/program.

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance December 31, 2021	Additions	Retirements	Balance December 31, 2022	Due Within One Year
General Obligation Bonds:					
2017A	\$ 1,565,000	\$ -	\$ (15,000)	\$ 1,550,000	\$ 15,000
2017B	336,000	-	-	336,000	-
Unpaid accrued interest:					
2017B bonds	133,237	36,366	-	169,603	-
Developer Advances	94,563	-	-	94,563	-
Accrued interest on Developer Advances	21,054	7,565	-	28,619	-
	<u>\$ 2,149,854</u>	<u>\$ 43,931</u>	<u>\$ (15,000)</u>	<u>\$ 2,178,785</u>	<u>\$ 15,000</u>

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

The detail of the District's long-term debt is as follows:

General Obligation Limited Tax Bonds, Series 2017A and 2017B

Series 2017A

On July 13, 2017, the District issued \$1,590,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A, (2017A Bonds), with interest of 5.50%. Proceeds of the 2017A Bonds were used for issuance costs and to reimburse the Developer for capital construction costs. The 2017A Bonds mature on December 1, 2047 with mandatory sinking fund payments each year beginning December 1, 2020 in varying amounts. Interest is due each June 1 and December 1, commencing December 1, 2017. The 2017A Bonds are subject to optional redemption, as a whole or in integral multiples of \$1,000 on any date, upon payment of par and accrued interest plus a redemption premium in varying rates beginning on December 1, 2022.

The 2017A Bonds are payable from pledged revenue, which includes the District's covenant to levy the required mill levy on all taxable property within the District to pay for debt scheduled payments, specific ownership taxes, capital fees and any other revenues designated as such and pledged to the payment of the 2017A Bonds by a resolution adopted by the Board. Prior to the Conversion Date (first date on which both the debt to assessed ratio is 50% or less; and no amounts of principal or interest on the 2017A Bonds are due but unpaid), the District is required to impose a mill levy sufficient to pay principal and interest on the 2017A Bonds as they come due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve, but (1) not in excess of 50.000 mills, and (2) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 50.000 mills; provided, however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2004, any change in law, change in method of calculation, the minimum and maximum mill levies shall be increased or decreased to reflect such changes. On and after the Conversion Date, the District is to impose a mill levy in an amount sufficient to pay the principal and interest on the 2017A Bonds as they come due. The District levied 55.664 mills for collection in 2022 and 57.266 for collection in 2023.

Pursuant to the Indenture of Trust, the District is required to establish a Reserve Fund for the 2017A Bonds with bond proceeds in the amount of \$129,525. As of December 31, 2022, the balance was \$130,355.

Pledged revenue not required for the payment of the 2017A Bonds or the Reserve Fund shall be credited to the Surplus Fund up to a maximum amount of \$159,000. As of December 31, 2022, the balance was \$61,291.

Series 2017B

On July 13, 2017 the District issued \$336,000 Subordinate General Obligation Limited Tax Bonds, Series 2017B (2017B Bonds), with interest of 7.75%. Proceeds of the 2017B Bonds were used for issuance costs and to reimburse the Developer for capital construction costs. The 2017B Bonds mature on December 15, 2047. Interest is payable on December 15 of each year, commencing on December 15, 2017. Unpaid interest shall compound annually on December 15 of each year.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

The 2017B Bonds are only payable in any particular year to the extent that there are amounts available in the Subordinate Pledged Revenue Fund. The Subordinate Pledged Revenue Fund is to be funded from the Subordinate Required Mill Levy, specific ownership taxes, capital fees and any other revenues designated as such and pledged to the payment of the bonds by a resolution adopted by the Board. The Subordinate Required Mill Levy is 50.000 mills less the 2017A Bond mill levy.

The District's 2017A General Obligation Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2023	\$ 15,000	\$ 85,250	\$ 100,250
2024	20,000	84,425	104,425
2025	20,000	83,325	103,325
2026	25,000	82,225	107,225
2027	25,000	80,850	105,850
2028-2032	170,000	380,050	550,050
2033-2037	260,000	323,950	583,950
2038-2042	375,000	240,625	615,625
2043-2047	640,000	123,475	763,475
	<u>\$ 1,550,000</u>	<u>\$ 1,484,175</u>	<u>\$ 3,034,175</u>

Annual debt service requirements of the District's Subordinate General Obligation Limited Tax Bonds, Series 2017B Bonds are not currently determinable since they are payable only from funds available from Subordinate Pledged Revenue.

2016 Operation Funding Agreement

The District and Meritage Homes of Colorado, Inc., (the Developer) entered into an Operation Funding Agreement on September 23, 2016, with an effective date of August 16, 2016 (2016 OFA). The 2016 OFA provides for the Developer to advance funds for ongoing operating expenses incurred by the District through December 31, 2016, in an amount not to exceed \$50,000. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. Any obligation of the District to reimburse the Developer shall expire on December 31, 2056.

2017 Operation Funding Agreement

On December 8, 2016, the District entered into the 2017 Operation Funding Agreement, with an effective date of January 1, 2017, with the Developer as amended by the First Amendment to the 2017 Operation Funding Agreement dated June 14, 2017; the Second Amendment to the 2017 Operation Funding Agreement dated November 7, 2017, and the Third Amendment to the 2017 Operation Funding Agreement dated December 11, 2018 (2017 OFA). The 2017 OFA provides for the Developer to advance funds for ongoing operating expenses incurred by the District through December 31, 2019, in an amount not to exceed \$105,000. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

subject to annual budget and appropriation. Interest shall accrue at 8% per annum. Any obligation for the District to reimburse the Developer shall expire on December 31, 2059.

2020 Operation Funding Agreement

The District and Meritage Homes of Colorado, Inc., (the Developer) entered into an Operation Funding Agreement on November 18, 2019, with an effective date of January 1, 2020 (2020 OFA). The 2020 OFA provides for the Developer to advance funds for ongoing operating expenses incurred by the District through December 31, 2020, in an amount not to exceed \$25,000. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. Any obligation of the District to reimburse the Developer shall expire on December 31, 2060.

The 2020 OFA establishes the priority of payments to reimburse the Developer. Payments shall be applied as follows a) first to the 2016 OFA accrued and unpaid interest and then to the 2016 OFA principal amount due; and then b) first to the 2017 OFA accrued and unpaid interest and then to the 2017 OFA principal amount due; and then c) first to the 2020 OFA accrued and unpaid interest and then to the 2020 OFA principal amount due pursuant to the 2020 OFA.

As of December 31, 2022, the District owed a total of \$94,563 in principal and \$28,619 in accrued interest under the 2016 OFA, 2017 OFA and 2020 OFA.

NOTE 6 – DEBT AUTHORIZATION

As of December 31, 2022, the District had the following authorized by unissued indebtedness:

	Authorized May 3, 2016 Election	Authorization Used	Remaining December 31, 2022
Streets	\$ 10,000,000	\$ 1,066,619	\$ 8,933,381
Parks and recreation	10,000,000	-	10,000,000
Water	10,000,000	216,482	9,783,518
Sanitation	10,000,000	642,899	9,357,101
Public transportation	10,000,000	-	10,000,000
Mosquito control	10,000,000	-	10,000,000
Safety Protection	10,000,000	-	10,000,000
Fire Protection	10,000,000	-	10,000,000
TV relay	10,000,000	-	10,000,000
Security services	10,000,000	-	10,000,000
Operations	10,000,000	-	10,000,000
Refunding	10,000,000	-	10,000,000
IGA Debt	10,000,000	-	10,000,000
	<u>\$ 130,000,000</u>	<u>\$ 1,926,000</u>	<u>\$ 128,074,000</u>

The District's service plan limits the total debt issued to \$10,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued debt.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 7 – AGREEMENTS

Intergovernmental Agreement with Aurora

The District and the City of Aurora (City) are parties to an intergovernmental agreement (City IGA) dated September 23, 2016, pursuant to the requirements of the Service Plan. Under the City IGA, the District covenants to dedicate certain public improvements to the City or other appropriate jurisdiction, and covenants that all improvements will be constructed in compliance with the City's standards and specifications. The City IGA states that the District is not authorized to operate and maintain improvements, other than park and recreation improvements and landscape, access and drainage are improvements within certain tracts, unless otherwise agreed to by the City. The District is required to impose a mill levy for Aurora regional improvements (the ARI Mill Levy). The ARI Mill Levy is defined in the Service Plan as: (i) for the first 20 years (beginning in the first year of collection of a debt service mill levy by the District), one mill; (ii) for the next 20 years, five mills; and (iii) for the next 10 years, a mill levy equal to the average debt service mill levy imposed by the District in the 10 years prior to the date of repayment of the debt it issued to construct nonregional improvements. The District levied 1.114 mills for collection in 2022 and 1.146 for collection in 2023.

NOTE 8 – FUND EQUITY

As of December 31, 2022, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$450 is comprised of prepaid amounts which are not in spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$3,700 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 11). The restricted fund balance in the Debt Service Fund in the amount of \$414,529 is to be used exclusively for debt service requirements (see Note 5).

NOTE 9 - NET POSITION

The District's net position consists of three components – net investment in capital assets, restricted and unrestricted.

The net investment in capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the net investment in capital assets was \$332,284.

The restricted portion of net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2022 is as follows:

Restricted net position:	
Emergency reserves (see Note 11)	\$ 3,700
Debt Service	<u>277,900</u>
	<u><u>\$ 281,600</u></u>

As of December 31, 2022, the District's had an unrestricted net position deficit of (\$2,047,143). This deficit was the result of the District being responsible for repayment of bonds issued for public improvements conveyed to other governmental entities.

NOTE 10 - 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 (Pool) as of December 31, 2022. 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, public officials' liability and workers compensation 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 11 - 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 that 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.

On May 3, 2016, the District's electors authorized the District to increase taxes \$10,000,000 annually or by a lesser annual amount as may be necessary to pay the District's operations and maintenance and other expenses without limitation of rate. Further the District's electors authorized the District to collect, keep and expend all District revenues received in 2016 and each year thereafter, of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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.

NOTE 12 - RESTATEMENT

It was determined that certain capital assets had been contributed to the District in 2020 but had not been recorded by the District. Therefore, the beginning capital assets and beginning net position were restated as follows:

	<u>Capital Assets</u>	<u>Net Position</u>
Balance as previously stated December 31, 2021	\$ -	\$ (1,773,583)
Restatement	348,536	348,536
Restated balance December 31, 2021	<u>\$ 348,536</u>	<u>\$ (1,425,047)</u>

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**HIGHLINE CROSSING METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2022**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES			
Property taxes	\$ 159,492	\$ 159,493	\$ 1
Specific ownership taxes	7,600	10,069	2,469
Net investment income	400	3,553	3,153
Total Revenues	<u>167,492</u>	<u>173,115</u>	<u>5,623</u>
EXPENDITURES			
Bond principal	15,000	15,000	-
Bond interest	86,075	86,075	-
Paying agent and other fees	5,500	5,648	(148)
County treasurer's fees	2,443	2,396	47
IGA - Aurora	3,082	3,082	-
Miscellaneous	250	-	250
Contingency	10,000	-	10,000
Total Expenditures	<u>122,350</u>	<u>112,201</u>	<u>10,149</u>
NET CHANGE IN FUND BALANCE	45,142	60,914	15,772
FUND BALANCE - BEGINNING OF YEAR	<u>350,720</u>	<u>353,615</u>	<u>2,895</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 395,862</u></u>	<u><u>\$ 414,529</u></u>	<u><u>\$ 18,667</u></u>

OTHER INFORMATION

**HIGHLINE CROSSING METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied				Property Taxes		Percentage Collected to Levied
		General	Debt	ARI	Total	Levied	Collected	
2017	\$ 461,013	65.000	0.000	0.000	65.000	\$ 29,966	\$ 29,966	100.0%
2018	\$ 591,861	14.000	55.277	1.106	70.383	\$ 41,657	\$ 41,658	100.0%
2019	\$ 1,578,497	14.000	55.277	1.106	70.383	\$ 111,100	\$ 111,100	100.0%
2020	\$ 2,552,213	18.000	55.664	1.114	74.778	\$ 190,849	\$ 190,849	100.0%
2021	\$ 2,587,213	18.000	55.664	1.114	74.778	\$ 193,467	\$ 193,467	100.0%
2022	\$ 2,809,048	18.000	55.664	1.114	74.778	\$ 210,055	\$ 210,056	100.0%
Estimated for year ending December 31, 2023	\$ 2,759,220	18.000	57.266	1.146	76.412	\$ 210,837		

NOTE: Property taxes collected in any one year may 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.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2022**

**\$1,590,000 General Obligation Limited Tax
(Convertible to Unlimited Tax) Bonds, Series 2017A
Dated July 13, 2017
Interest Rate of 5.500%
Principal Due December 1**

Year Ending December 31,	Interest Due June 1 and December 1		
	Principal	Interest	Total
2023	\$ 15,000 *	\$ 85,250	\$ 100,250
2024	20,000 *	84,425	104,425
2025	20,000 *	83,325	103,325
2026	25,000 *	82,225	107,225
2027	25,000 *	80,850	105,850
2028	30,000 *	79,475	109,475
2029	30,000 *	77,825	107,825
2030	35,000 *	76,175	111,175
2031	35,000 *	74,250	109,250
2032	40,000 *	72,325	112,325
2033	45,000 *	70,125	115,125
2034	50,000 *	67,650	117,650
2035	50,000 *	64,900	114,900
2036	55,000 *	62,150	117,150
2037	60,000 *	59,125	119,125
2038	65,000 *	55,825	120,825
2039	70,000 *	52,250	122,250
2040	75,000 *	48,400	123,400
2041	80,000 *	44,275	124,275
2042	85,000 *	39,875	124,875
2043	90,000 *	35,200	125,200
2044	95,000 *	30,250	125,250
2045	100,000 *	25,025	125,025
2046	110,000 *	19,525	129,525
2047	245,000	13,475	258,475
	<u>\$ 1,550,000</u>	<u>\$ 1,484,175</u>	<u>\$ 3,034,175</u>

* sinking fund redemptions