

**2023 ANNUAL REPORT**  
**HIGHLINE CROSSING METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S. and Section VIII of the District's Service Plan, the following report of the activities of Highline Crossing Metropolitan District (the "**District**") from January 1, 2023 to December 31, 2023 is hereby submitted.

- A. Boundary changes made: No boundary changes were made or proposed during 2023.
- B. Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements in 2023.
- C. Access information to obtain a copy of rules and regulations adopted: The District adopted a policy related to the Colorado Open Records Act Requests to amend the Policy due to the legislative changes. Copies of the rules and regulations of the Districts, if any, may be accessed on the District's website: <https://highlinecrossingmd.colorado.gov/>
- D. Summary of litigation involving the District's public improvements: There is no litigation of which we are aware, currently pending or anticipated, involving the District.
- E. Status of the District's construction of public improvements: There was no construction of public improvements completed during 2023.
- F. Conveyances or dedications of facilities or improvements, constructed by the District, to the City of Aurora: No facilities and improvements were dedicated and accepted by the City of Aurora in 2023.
- G. Final assessed valuation of the District for the reporting year: \$3,257,745
- H. Current year's budget: A copy of the District's 2024 budget is attached hereto as **Exhibit A**.
- I. Audited financial statements for the reporting year (or application for exemption from audit): A copy of the 2023 Audit will be provided upon completion.
- J. Notice of any uncured events of default by the District, which continue 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.
- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

**EXHIBIT A**  
**2024 BUDGET**

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

	<b>2022 Actual</b>	<b>2023 Adopted Budget</b>	<b>2024 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 2,809,048	\$ 2,759,220	\$ 3,257,745
<b>SB23B-001 Property Tax Credit Adjustment</b>	-	-	232,155
<b>Mill Levy</b>			
General Fund	18.000	18.000	36.000
Debt Service Fund	55.664	57.266	59.403
Incremental Debt Service Mill Adjustment	-	-	4.233
Adjusted Debt Service Levy	55.664	57.266	63.636
ARI	1.114	1.146	1.189
Incremental ARI Mill Adjustment	-	-	0.084
Adjusted ARI Levy	1.114	1.146	1.273
<b>Total Mill Levy</b>	<b>74.778</b>	<b>76.412</b>	<b>100.909</b>
<b>Property Taxes</b>			
General Fund	\$ 50,563	\$ 49,666	\$ 117,279
ARI	3,129	3,162	4,147
Debt Service Fund	156,363	158,009	207,310
<b>Actual/Budgeted Property Taxes</b>	<b>\$ 210,055</b>	<b>\$ 210,837</b>	<b>\$ 328,736</b>

**HIGHLINE CROSSING METROPOLITAN DISTRICT**

**GENERAL FUND**  
**2024 Adopted Budget**  
with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	<b>2022 Actual</b>	<b>2023 Amended Budget</b>	<b>2023 Estimated</b>	<b>2024 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 29,829	\$ 23,479	\$ 6,817	\$ (15,785)
<b>REVENUE</b>				
Property Tax Revenue	50,563	49,666	49,666	117,279
Specific Ownership Taxes	3,192	2,980	2,980	7,037
Interest Income	78	25	75	50
Working Capital Fee	1,500	200	200	1,000
Operations Fee	64,680	63,000	64,000	69,300
Design Review Fees	250	50	200	200
Miscellaneous Income	870	-	-	14,000
<b>Total Revenue</b>	121,133	115,921	117,121	208,866
<b>Total Funds Available</b>	150,962	139,400	123,938	193,080
<b>EXPENDITURES</b>				
Accounting	11,218	14,000	14,000	14,000
Audit	4,700	5,200	5,100	5,800
Insurance/SDA Dues	7,829	8,650	8,650	9,100
Legal	18,788	19,000	19,000	13,000
Election	903	1,328	1,328	-
Management	12,476	15,500	15,500	15,000
Miscellaneous	3,417	4,500	4,500	4,000
Treasurer's Fees	760	745	745	1,759
Covenant Control	10,490	11,000	11,000	10,000
Billing	4,456	4,400	4,400	4,500
Landscape Maintenance	27,849	34,000	34,000	32,000
Landscape Improvements	-	5,500	-	4,000
Irrigation Repair	5,687	5,000	5,000	5,000
Snow Removal	11,899	10,000	5,000	10,000
Detention Pond Maintenance	-	-	-	-
Operations and Maint Reserve	-	-	-	-
Repairs and Maintenance	1,365	2,200	2,200	10,000
Fence Repairs	-	2,000	-	2,500
Utilities	22,309	12,000	9,300	11,000
Contingency	-	6,499	-	5,000
<b>Total Expenditures</b>	144,145	161,522	139,723	156,659
<b>Transfers and Other Sources (Uses)</b>				
Emergency Reserve	-	(3,478)	-	(6,266)
Insurance Claims	30,943	-	-	-
Insurance Claims Repairs	(31,943)	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	143,146	165,000	139,723	162,925
<b>ENDING FUND BALANCE</b>	\$ 6,817	\$ (25,600)	\$ (15,785)	\$ 30,155

# HIGHLINE CROSSING METROPOLITAN DISTRICT

## DEBT SERVICE FUND

### 2024 Adopted Budget

with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	2022 Actual	2023 Amended Budget	2023 Estimated	2024 Adopted Budget
BEGINNING FUND BALANCE	\$ 353,615	\$ 409,540	\$ 414,529	\$ 376,617
<b>REVENUE</b>				
Property Tax Revenue	156,363	158,009	158,009	207,310
Regional Improvement	3,130	3,162	3,162	4,147
Specific Ownership Tax	10,069	9,481	10,500	12,439
Interest Income/Other	3,553	1,200	18,000	18,000
<b>Total Revenue</b>	<b>173,115</b>	<b>171,852</b>	<b>189,671</b>	<b>241,896</b>
<b>Total Funds Available</b>	<b>526,730</b>	<b>581,392</b>	<b>604,200</b>	<b>618,513</b>
<b>EXPENDITURES</b>				
Bond Principal	15,000	15,000	15,000	20,000
Bond Interest	86,075	198,667	200,000	200,000
Paying Agent Fees	5,647	5,500	7,000	7,000
Miscellaneous Expense	-	250	-	250
Treasurer's Fees	2,349	2,418	2,418	3,110
Aurora Expense	3,082	3,115	3,115	4,085
Treasurer Fee- Reg Imp	47	50	50	50
Contingency	-	10,000	-	10,000
<b>Total Expenditures</b>	<b>112,201</b>	<b>235,000</b>	<b>227,583</b>	<b>244,495</b>
<b>Total Expenditures Requiring Appropriation</b>				
	112,201	235,000	227,583	244,495
<b>ENDING FUND BALANCE</b>	<b>\$ 414,529</b>	<b>\$ 346,392</b>	<b>\$ 376,617</b>	<b>\$ 374,019</b>

**EXHIBIT B**  
**2023 AUDIT**

A copy of the 2023 Audit will be provided upon completion.