

**ANNUAL INFORMATION REPORT**  
**for the year 2021**  
**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, we present the following report of the District's activities from January 1, 2021 to December 31, 2021.

1. **Boundary changes made or proposed to the District’s boundaries as of December 31, 2021:**

There were no changes or proposed changes made to the District’s Boundaries as of December 31, 2021.

2. **Intergovernmental Agreements entered into or proposed with other governmental entities as of December 31, 2021:**

No new Intergovernmental Agreements were entered into by the District during 2021.

3. **Copies of the District’s rules and regulations, if any, promulgated or modified as of December 31, 2021:**

The District did not adopt rules and regulations in 2021.

4. **A summary of any litigation involving the District as of December 31, 2021:**

The District was not involved in any litigation during 2021.

5. **The status of the District’s construction of the District Improvements as of December 31, 2021:**

No improvements were constructed by the District in 2021.

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, 2021:**

There were no facilities or improvements constructed by the District that were dedicated to and accepted by the City in 2021.

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

The District’s 2021 Certification of Valuation by Arapahoe County Assessor was \$2,809,048 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 2022 budget is attached hereto as **Exhibit B**. No improvements are planned to be constructed by the District in 2022.

9. **An audit of the District's financial statements for the year ending December 31, 2021 prepared in accordance with generally accepted auditing standards or an audit exemption, if authorized by State law:**

A copy of the 2021 audit will be provided upon its completion.

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

None.

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 2021.

## **EXHIBIT A**



PK Kaiser, MBA, MS

Assessor

November 23, 2021

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](mailto:assessor@arapahoegov.com)

AUTH 4414 HIGHLINE CROSSING METRO  
DIST  
C/O DAVID SOLIN  
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 2021 of:

\$2,809,048

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

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## RECERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: November 23, 2021

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 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	2,587,213
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	2,809,048
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	2,809,048
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☉	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

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

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

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

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

### USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	38,722,259
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#### ADDITIONS TO TAXABLE REAL PROPERTY

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

#### DELETIONS FROM TAXABLE REAL PROPERTY

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

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

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

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

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

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

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

**EXHIBIT B**

# HIGHLINE CROSSING METROPOLITAN DISTRICT

## 2022 BUDGET MESSAGE

### **Introduction**

Highline Crossing Metropolitan District is a quasi-municipal corporation formed in 2016 governed pursuant to provisions set forth in the Colorado Special District Act. The District was organized to provide essential facilities for public use and benefit. The District consists of approximately 15.2 acres located entirely within the City of Aurora (the “City”).

The 2022 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2022 fiscal year based on available revenues. This budget provides for the annual debt service on the District’s general obligation debt as well as the general operation of the District.

The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the “Gallagher Adjustment”). The Gallagher Adjustment and the District’s Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, and House Bill 19-255 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%), for property taxes commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District’s revenue is neither diminished nor enhanced.

The District’s 2021 assessed value increased to \$2,809,048 from \$2,587,213 the prior year. The District’s mill levy has been kept the same at 74.778 mills for tax collection in the 2022 fiscal year -- 18.000 mills dedicated to the General Fund, 1.114 mills dedicated to contractual obligations and 55.664 mills dedicated to the Debt Service Fund.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report its financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total District budget. The District’s General Fund is considered a Governmental Fund and is reported using the current financial resources and the modified accrual basis of accounting. The District’s Debt Fund and Capital Projects Fund are also reported using the current financial resources and the modified accrual basis of accounting. Revenues are recorded when earned and

expenses recorded when the liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

**Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services and other expenses related to statutory operations of a local government. The General Fund’s primary sources of revenue are developer advances, transfer fees and property taxes.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year’s debt expense which includes administrative costs associated with debt issues. The primary source of revenue is property tax. In 2017, the District entered into two general obligation bond indentures that provided funding for capital projects. Below is a summary of the District’s long-term debt obligation.

Bond Principal and Interest in the Year Ending December 31,	Highline Crossing Metropolitan District		
	Principal	Interest	Total
2022	15,000	119,097	134,097
2023-2027	105,000	581,955	686,955
2028-2032	237,000	645,107	882,107
2033-2037	343,000	416,797	759,797
2038-2042	506,000	294,334	800,334
2043-2047	695,000	129,285	824,285
	<u>\$ 1,901,000</u>	<u>\$ 2,274,025</u>	<u>\$ 4,175,025</u>

The **Capital Projects Fund** is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure.

**Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.



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

	<b>2020 Actual</b>	<b>2021 Adopted Budget</b>	<b>2022 Adopted Budget</b>
<b>Assessed Valuation</b>	\$ 2,552,213	\$ 2,587,213	\$ 2,809,048
<b>Mill Levy</b>			
General Fund	18.000	18.000	18.000
ARI	1.114	1.114	1.114
Debt Service Fund	55.664	55.664	55.664
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Total Mill Levy</b>	<u>74.778</u>	<u>74.778</u>	<u>74.778</u>
<b>Property Taxes</b>			
General Fund	\$ 45,940	\$ 46,570	\$ 50,563
ARI	2,843	2,882	3,129
Debt Service Fund	142,066	144,015	156,363
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 190,849</u>	<u>\$ 193,467</u>	<u>\$ 210,055</u>

**HIGHLINE CROSSING METROPOLITAN DISTRICT**

**GENERAL FUND  
2022 Adopted Budget  
with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated**

	<b>2020 Actual</b>	<b>2021 Adopted Budget</b>	<b>2021 Estimated</b>	<b>2022 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 5,391	\$ 19,705	\$ 24,026	\$ 19,332
<b>REVENUE</b>				
Property Tax Revenue	45,940	46,570	46,570	50,563
Specific Ownership Taxes	3,915	2,750	2,750	2,750
Developer Advance	25,000	-	-	-
Interest Income	49	15	90	15
Transfer fee	1,800	200	600	200
Operations Fee	50,400	50,490	50,400	63,000
Design Review Fees	150	50	150	50
<b>Total Revenue</b>	<b>127,255</b>	<b>100,075</b>	<b>100,560</b>	<b>116,578</b>
<b>Total Funds Available</b>	<b>132,646</b>	<b>119,780</b>	<b>124,586</b>	<b>135,910</b>
<b>EXPENDITURES</b>				
Accounting	11,197	10,000	10,000	10,000
Audit	6,068	6,000	4,700	5,500
Insurance/SDA Dues	8,010	8,800	8,270	9,000
Legal	7,105	7,000	8,000	7,000
Election	1,046	-	-	3,000
Management	12,311	9,000	12,000	9,000
Miscellaneous	4,049	1,000	3,500	2,000
Treasurer's Fees	690	699	699	758
Covenant Control	10,800	7,200	7,200	7,200
Billing	3,658	4,000	4,000	4,000
Landscape Maintenance	17,251	16,000	16,000	28,000
Landscape Improvements	-	3,500	1,435	5,000
Irrigation Repair	5,842	5,000	5,000	5,000
Snow Removal	3,562	15,000	10,000	10,000
Detention Pond Maintenance	-	1,400	1,450	-
Operations and Maint Reserve	-	2,000	-	-
Repairs and Maintenance	2,245	2,000	1,000	2,000
Fence Repairs	-	2,000	-	2,000
Utilities	14,784	14,000	12,000	12,000
Contingency	-	-	-	5,000
<b>Total Expenditures</b>	<b>108,619</b>	<b>114,598</b>	<b>105,254</b>	<b>126,458</b>
<b>Transfers and Other Uses</b>				
Emergency Reserve	-	3,002	-	3,497
<b>Total Transfers and Other Uses</b>	<b>-</b>	<b>3,002</b>	<b>-</b>	<b>3,497</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>108,619</b>	<b>117,600</b>	<b>105,254</b>	<b>129,956</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 24,026</b>	<b>\$ 2,179</b>	<b>\$ 19,332</b>	<b>\$ 5,955</b>

# HIGHLINE CROSSING METROPOLITAN DISTRICT

## DEBT SERVICE FUND

### 2022 Adopted Budget

with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated

	2020 Actual	2021 Adopted Budget	2021 Estimated	2022 Adopted Budget
BEGINNING FUND BALANCE	\$ 260,593	\$ 306,557	\$ 308,584	\$ 350,720
<b>REVENUE</b>				
Property Tax Revenue	142,066	144,015	144,015	156,363
Regional Improvement	2,843	2,882	2,882	3,129
Specific Ownership Tax	9,609	7,600	7,600	7,600
Interest Income/Other	1,542	1,000	400	400
<b>Total Revenue</b>	<b>156,060</b>	<b>155,497</b>	<b>154,897</b>	<b>167,492</b>
<b>Total Funds Available</b>	<b>416,653</b>	<b>462,054</b>	<b>463,481</b>	<b>518,213</b>
<b>EXPENDITURES</b>				
Bond Principal	10,000	15,000	15,000	15,000
Bond Interest	87,450	86,900	86,900	86,075
Paying Agent Fees	5,523	5,500	5,519	5,500
Miscellaneous Expense	120	250	250	250
Treasurer's Fees	2,133	2,203	2,203	2,392
Aurora Expense	2,800	2,839	2,839	3,082
Treasurer Fee- Reg Imp	43	-	50	50
Contingency	-	10,000	-	10,000
<b>Total Expenditures</b>	<b>108,069</b>	<b>122,692</b>	<b>112,761</b>	<b>122,350</b>
<b>Total Expenditures Requiring Appropriation</b>				
	108,069	122,692	112,761	122,350
<b>ENDING FUND BALANCE</b>	<b>\$ 308,584</b>	<b>\$ 339,362</b>	<b>\$ 350,720</b>	<b>\$ 395,863</b>

**HIGHLINE CROSSING METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND**  
**2022 Adopted Budget**  
with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated

	2020 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Adopted Budget
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BEGINNING FUND BALANCE	\$ 3,854	\$ -	\$ -	\$ -
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**REVENUE**

Interest and Other Income	-	-	-	-
Transfer from General Fund	-	-	-	-
Bond Proceeds - Senior	-	-	-	-
Bond Proceeds - Subordinate	-	-	-	-

<b>Total Revenue</b>	-	-	-	-
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<b>Total Funds Available</b>	3,854	-	-	-
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**EXPENDITURES**

Bond Issuance Costs	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Miscellaneous	-	-	-	-
Engineering	-	-	-	-
Contingency	-	-	-	-

<b>Total Expenditures</b>	-	-	-	-
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**Transfers and Other Uses**

Transfer to Debt Service Fund	-	-	-	-
Developer reimbursement	-	-	-	-

<b>Total Transfers and Other Uses</b>	-	-	-	-
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<b>Total Expenditures Requiring Appropriation</b>	-	-	-	-
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<b>ENDING FUND BALANCE</b>	<b>\$ 3,854</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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