

RESOLUTION NO. 2023- 12- 02

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE HIGHLINE CROSSING METROPOLITAN DISTRICT
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Highline Crossing Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 6, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Highline Crossing Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Highline Crossing Metropolitan District for the 2024 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of December, 2023.

A handwritten signature in black ink, consisting of a stylized 'P' followed by a horizontal line and a small flourish.

Secretary

(SEAL)

EXHIBIT A
(Budget)

HIGHLINE CROSSING METROPOLITAN DISTRICT

2024 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 2024 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2024 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 District’s 2023 assessed value increased to \$3,257,745 from \$2,759,220 the prior year. The District’s mill levy is 100.909 mills for tax collection in the 2024 fiscal year -- 36.000 mills dedicated to the General Fund, 1.273 mills dedicated to contractual obligations and 63.636 mills dedicated to the Debt Service Fund. The final assessed value was adjusted to restore the residential property reduction from Senate Bill 23B-001 for purposes of Debt Service Fund collection, in accordance with the covenants of the District’s debt obligation.

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 Service 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 and specific ownership taxes, 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 Property taxes, Operations Fees and Specific Ownership 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.

Highline Crossing Metropolitan District

Bond Principal
and Interest in the
Year Ending
December 31,

2017A Senior Bonds, \$1,590,000
2017B Subordinate Bonds, \$336,000

| | Principal | Interest | Total |
|-----------|---------------------|---------------------|---------------------|
| 2024 | 20,000 | 116,824 | 136,824 |
| 2025-2028 | 100,000 | 458,476 | 558,476 |
| 2029-2033 | 265,000 | 623,638 | 888,638 |
| 2034-2038 | 372,000 | 396,064 | 768,064 |
| 2039-2043 | 544,000 | 263,557 | 807,557 |
| 2044-2047 | 570,000 | 89,825 | 659,825 |
| | <u>\$ 1,871,000</u> | <u>\$ 1,948,384</u> | <u>\$ 3,819,384</u> |

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

| | 2022 Actual | 2023 Adopted Budget | 2024 Adopted Budget |
|---|------------------------|--------------------------------|--------------------------------|
| Assessed Valuation | \$ 2,809,048 | \$ 2,759,220 | \$ 3,257,745 |
| SB23B-001 Property Tax Credit Adjustment | - | - | 232,155 |
| Mill Levy | | | |
| 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 |
| Total Mill Levy | 74.778 | 76.412 | 100.909 |
| Property Taxes | | | |
| General Fund | \$ 50,563 | \$ 49,666 | \$ 117,279 |
| ARI | 3,129 | 3,162 | 4,147 |
| Debt Service Fund | 156,363 | 158,009 | 207,310 |
| Actual/Budgeted Property Taxes | \$ 210,055 | \$ 210,837 | \$ 328,736 |

HIGHLINE CROSSING METROPOLITAN DISTRICT

**GENERAL 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 | \$ 29,829 | \$ 23,479 | \$ 6,817 | \$ (15,785) |
| REVENUE | | | | |
| 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 |
| Total Revenue | 121,133 | 115,921 | 117,121 | 208,866 |
| Total Funds Available | 150,962 | 139,400 | 123,938 | 193,080 |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | 144,145 | 161,522 | 139,723 | 156,659 |
| Transfers and Other Sources (Uses) | | | | |
| Emergency Reserve | - | (3,478) | - | (6,266) |
| Insurance Claims | 30,943 | - | - | - |
| Insurance Claims Repairs | (31,943) | - | - | - |
| Total Expenditures Requiring Appropriation | 143,146 | 165,000 | 139,723 | 162,925 |
| ENDING FUND BALANCE | \$ 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 |
| REVENUE | | | | |
| 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 |
| Total Revenue | 173,115 | 171,852 | 189,671 | 241,896 |
| Total Funds Available | 526,730 | 581,392 | 604,200 | 618,513 |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | 112,201 | 235,000 | 227,583 | 244,495 |
| Total Expenditures Requiring Appropriation | | | | |
| | 112,201 | 235,000 | 227,583 | 244,495 |
| ENDING FUND BALANCE | \$ 414,529 | \$ 346,392 | \$ 376,617 | \$ 374,019 |

I, Peggy Ripko hereby certify that I am the duly appointed Secretary of the Highline Crossing Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Highline Crossing Metropolitan District held on December 6, 2023.

By: 

Secretary

RESOLUTION NO. 2023- 12- 03

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE HIGHLINE CROSSING METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Highline Crossing Metropolitan District (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on December 6, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Highline Crossing Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of December, 2023.



Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.
On behalf of the Highline Crossing Metropolitan District,
the Board of Directors (taxing entity)^A
of the Highline Crossing Metropolitan District (governing body)^B (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 3,257,745 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 3,257,745 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 01/09/2024 for budget/fiscal year 2024 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

Table with 3 columns: PURPOSE (see end notes for definitions and examples), LEVY², and REVENUE². Rows include General Operating Expenses^H, Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction^I, SUBTOTAL FOR GENERAL OPERATING:, General Obligation Bonds and Interest^J, Contractual Obligations^K, Capital Expenditures^L, Refunds/Abatements^M, and Other^N (specify): Aurora Regional Improvement. Total: 100.909 mills, \$ 328,736.

Contact person: (print) James H. Ruthven Daytime phone: (303) 987-0835
Signed: [Signature] Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

| | | |
|----|-------------------|---|
| 1. | Purpose of Issue: | General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds |
| | Series: | 2017A |
| | Date of Issue: | July 13, 2017 |
| | Coupon Rate: | 5.5% |
| | Maturity Date: | December 1, 2047 |
| | Levy: | 63.636 |
| | Revenue: | \$207,310 |
| | | |
| 2. | Purpose of Issue: | Subordinate General Obligation Limited Tax Bonds |
| | Series: | 2017B |
| | Date of Issue: | July 13, 2017 |
| | Coupon Rate: | 7.75% |
| | Maturity Date: | December 15, 2047 |
| | Levy: | 0.000 |
| | Revenue: | \$0 |

CONTRACTS^K:

| | | |
|----|----------------------|---|
| 3. | Purpose of Contract: | Cost Sharing of Regional Improvements |
| | Title: | Intergovernmental Agreement with the City of Aurora |
| | Date: | September 23, 2016 |
| | Principal Amount: | n/a |
| | Maturity Date: | 50 years |
| | Levy: | 1.273 |
| | Revenue: | \$4,147 |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Peggy Ripko, hereby certify that I am the duly appointed Secretary of the Highline Crossing Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Highline Crossing Metropolitan District held on December 6, 2023.



Secretary