

**2024 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, 2024 to December 31, 2024 is hereby submitted.

- A. Boundary changes made: No boundary changes were made or proposed during 2024.
- B. Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements in 2024.
- 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 2024.
- 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 2024.
- G. Final assessed valuation of the District for the reporting year: \$3,269,857
- H. Current year's budget: A copy of the District's 2025 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 2024 Audit is attached hereto as Exhibit B.
- 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
2025 BUDGET

EXHIBIT B
2024 AUDIT

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

	<table><tr><th>2023 Actual</th><th>2024 Adopted Budget</th><th>2025 Adopted Budget</th></tr></table>			2023 Actual	2024 Adopted Budget	2025 Adopted Budget
2023 Actual	2024 Adopted Budget	2025 Adopted Budget				
Assessed Valuation	\$ 2,759,220	\$ 3,257,745	\$ 3,269,857			
SB23B-001 Property Tax Credit Adjustment	-	232,155	232,155			
Mill Levy						
General Fund	18.000	36.000	36.000			
Debt Service Fund	57.266	59.403	59.403			
Incremental Debt Service Mill Adjustment	-	4.233	4.216			
Adjusted Debt Service Levy	57.266	63.636	63.619			
ARI	1.146	1.189	1.189			
Incremental ARI Mill Adjustment	-	0.084	0.084			
Adjusted ARI Levy	1.146	1.273	1.273			
Total Mill Levy	76.412	100.909	100.892			
Property Taxes						
General Fund	\$ 49,666	\$ 117,279	\$ 117,715			
ARI	3,162	4,147	4,163			
Debt Service Fund	158,009	207,310	208,025			
Actual/Budgeted Property Taxes	\$ 210,837	\$ 328,736	\$ 329,903			

HIGHLINE CROSSING METROPOLITAN DISTRICT

GENERAL FUND

2025 Adopted Budget

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
BEGINNING FUND BALANCE	\$ 5,817	\$ (15,785)	\$ (10,583)	\$ 35,124
REVENUE				
Property Tax Revenue	49,666	117,279	117,279	117,715
Specific Ownership Taxes	3,255	7,037	7,037	7,063
Interest Income	112	50	200	150
Working Capital Fee	-	1,000	1,000	1,000
Operations Fee	63,575	69,300	69,300	69,300
Design Review Fees	200	200	350	200
Miscellaneous Income	-	14,000	-	14,000
Total Revenue	116,808	208,866	195,166	209,428
Total Funds Available	122,625	193,081	184,583	244,552
EXPENDITURES				
Accounting	16,090	14,000	18,000	18,500
Audit	5,100	5,800	5,100	5,300
Insurance/SDA Dues	8,650	9,100	9,100	9,100
Legal	24,480	13,000	13,000	15,000
Election	1,328	-	-	1,500
Management	18,299	15,000	15,000	15,500
Miscellaneous	4,989	4,000	5,000	5,000
Treasurer's Fees	747	1,759	1,759	1,766
Covenant Control	10,951	10,000	10,000	11,000
Billing	4,966	4,500	4,500	4,700
Landscape Maintenance	31,884	32,000	34,000	34,000
Landscape Improvements	-	4,000	-	4,000
Irrigation Repair	4,591	5,000	5,000	5,000
Snow Removal	4,224	10,000	10,000	10,000
Repairs and Maintenance	3,051	10,000	5,000	10,000
Fence Repairs	-	2,500	-	2,500
Insurance Claims Repairs	-	-	-	-
Utilities	9,262	11,000	14,000	14,000
Contingency	-	5,000	-	5,000
Total Expenditures	148,611	156,659	149,459	171,866
Transfers and Other Sources (Uses)				
Emergency Reserve	-	(6,266)	-	(6,283)
Insurance Claims	15,403	-	-	-
Total Expenditures Requiring Appropriation	148,611	162,925	149,459	178,148
ENDING FUND BALANCE	\$ (10,583)	\$ 30,155	\$ 35,124	\$ 66,404

HIGHLINE CROSSING METROPOLITAN DISTRICT

DEBT SERVICE FUND

2025 Adopted Budget

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
BEGINNING FUND BALANCE	\$ 414,529	\$ 376,617	\$ 376,617	\$ 354,968
REVENUE				
Property Tax Revenue	158,009	207,310	207,310	208,025
Regional Improvement	3,178	4,147	4,147	4,163
Specific Ownership Tax	10,544	12,439	12,439	12,482
Interest Income/Other	18,363	18,000	15,000	15,000
Total Revenue	190,095	241,896	238,896	239,669
Total Funds Available	604,624	618,513	615,513	594,637
EXPENDITURES				
Bond Principal	15,000	20,000	20,000	20,000
Bond Interest	287,027	200,000	200,000	83,325
Accrued 2017B Bond Interest	-	-	26,982	-
2017B Bond Principal	-	-	-	-
Paying Agent Fees	6,319	7,000	7,000	7,000
Miscellaneous Expense	-	250	-	250
Treasurer's Fees	2,376	3,110	2,418	3,120
Aurora Expense	3,131	4,085	4,085	4,100
Treasurer Fee- Reg Imp	48	50	60	60
Contingency	-	10,000	-	10,000
Total Expenditures	313,900	244,495	260,545	127,855
Total Expenditures Requiring Appropriation	313,900	244,495	260,545	127,855
ENDING FUND BALANCE	\$ 290,724	\$ 374,019	\$ 354,968	\$ 466,782

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

**FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 (Deficits) – Governmental Funds	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) of Governmental Funds to the Statement of Activities	5
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit) – 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, 2024, 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, 2024, 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. 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 basic financial statements. The supplementary information, as 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 basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. 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
July 21, 2025

BASIC FINANCIAL STATEMENTS

HIGHLINE CROSSING METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2024

ASSETS

Cash and investments - unrestricted	\$ 17,392
Cash and investments - restricted	421,190
Cash with County Treasurer	1,918
Accounts receivable	7,183
Property taxes receivable	329,903
Prepaid expense	450
Capital assets, not being depreciated	6,000
Capital assets, being depreciated, net of accumulated depreciation	293,782
Total assets	<u>1,077,818</u>

LIABILITIES

Accounts payable	6,928
Due to City of Aurora	10,312
Accrued interest payable	6,944
Bonds and advances payable	
Due within one year	20,000
Due in more than one year	1,996,399
Total liabilities	<u>2,040,583</u>

DEFERRED INFLOWS OF RESOURCES

Property tax revenue	329,903
Total deferred inflows of resources	<u>329,903</u>

NET POSITION

Net investment in capital assets	299,782
Restricted for emergencies	6,000
Restricted for debt service	275,643
Unrestricted	(1,874,093)
Total net position	<u>\$ (1,292,668)</u>

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, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
General government	\$ 188,152	\$ 71,615	\$ -	\$ -	\$ (116,537)
Interest and fiscal charges	128,341	-	-	-	(128,341)
	<u>\$ 316,493</u>	<u>\$ 71,615</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(244,878)</u>
General revenues:					
Taxes:					
Property taxes					328,639
Specific ownership taxes					21,237
Net investment income					15,884
Total general revenues					<u>365,760</u>
Change in net position					120,882
Net position - beginning					(1,413,550)
Net position - ending					<u>\$ (1,292,668)</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, 2024**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments - unrestricted	\$ 17,392	\$ -	\$ 17,392
Cash and investments - restricted	-	421,190	421,190
Cash with County Treasurer	684	1,234	1,918
Accounts receivable	7,183	-	7,183
Property tax receivable	117,715	212,188	329,903
Prepaid expense	450	-	450
TOTAL ASSETS	<u>\$ 143,424</u>	<u>\$ 634,612</u>	<u>\$ 778,036</u>
LIABILITIES			
Accounts payable	\$ 6,928	\$ -	\$ 6,928
Due to City of Aurora	-	10,312	10,312
Total liabilities	<u>6,928</u>	<u>10,312</u>	<u>17,240</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	117,715	212,188	329,903
Total deferred inflows of resources	<u>117,715</u>	<u>212,188</u>	<u>329,903</u>
FUND BALANCES			
Nonspendable - prepaid items	450	-	450
Spendable:			
Restricted for:			
Emergencies	6,000	-	6,000
Debt service	-	412,112	412,112
Unassigned	12,331	-	12,331
Total fund balances	<u>18,781</u>	<u>412,112</u>	<u>430,893</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 143,424</u>	<u>\$ 634,612</u>	

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	299,782
----------------	---------

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	(1,851,000)
Developer advances	(94,563)
Accrued interest payable - 2017A bonds	(6,944)
Accrued and unpaid interest payable - 2017B bonds	(27,066)
Accrued interest payable - developer advances	(43,770)
	(2,023,343)
Net position of governmental activities	\$ (1,292,668)

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 (DEFICITS) - GOVERNMENTAL FUNDS
Year Ended December 31, 2024**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property tax	\$ 117,244	\$ 211,395	\$ 328,639
Specific ownership tax	8,787	12,450	21,237
Net investment income	436	15,448	15,884
Transfer fee	500	-	500
Operations fee	70,765	-	70,765
Review fee	350	-	350
Total revenues	<u>198,082</u>	<u>239,293</u>	<u>437,375</u>
EXPENDITURES			
Current			
Management fees	15,542	-	15,542
Billing services	5,222	-	5,222
Accounting	20,925	-	20,925
Audit	5,100	-	5,100
Legal	14,369	-	14,369
Insurance	10,332	-	10,332
Election expense	32	-	32
Miscellaneous	5,048	-	5,048
County Treasurer's fees	1,793	3,183	4,976
IGA - Aurora	-	4,098	4,098
Covenant control	11,586	-	11,586
Landscape maintenance	36,099	-	36,099
Repairs and maintenance	15,600	-	15,600
Irrigation repair	4,188	-	4,188
Snow removal	7,618	-	7,618
Utilities	15,264	-	15,264
Debt service			
Paying agent fees and other fees	-	6,199	6,199
Bond principal	-	20,000	20,000
Bond interest	-	84,425	84,425
Total expenditures	<u>168,718</u>	<u>117,905</u>	<u>286,623</u>
NET CHANGE IN FUND BALANCES	29,364	121,388	150,752
FUND BALANCES (DEFICITS) - BEGINNING OF YEAR	(10,583)	290,724	280,141
FUND BALANCES - END OF YEAR	<u>\$ 18,781</u>	<u>\$ 412,112</u>	<u>\$ 430,893</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 (DEFICITS) OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2024**

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>\$ 150,752</u>
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.	
Depreciation expense	<u>(16,251)</u>
The repayment of the principal of long-term debt consumes current financial resources of governmental funds. However, it has no effect on net position.	
Bond principal	<u>20,000</u>
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.	
Change in accrued interest and unpaid interest payable - bonds	(26,033)
Change in accrued interest payable - developer advances	<u>(7,586)</u>
	<u>(33,619)</u>
Change in net position - Governmental activities	<u><u>\$ 120,882</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 (DEFICIT) - BUDGET AND ACTUAL
GENERAL FUND**

Year Ended December 31, 2024

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES				
Property tax	\$ 117,279	\$ 117,279	\$ 117,244	\$ (35)
Specific ownership taxes	7,037	7,037	8,787	1,750
Net investment income	50	50	436	386
Transfer fee	1,000	1,000	500	(500)
Operations fee	69,300	69,300	70,765	1,465
Review fee	200	200	350	150
Miscellaneous	14,000	14,000	-	(14,000)
Total Revenues	<u>208,866</u>	<u>208,866</u>	<u>198,082</u>	<u>(10,784)</u>
EXPENDITURES				
Management fees	15,000	15,000	15,542	(542)
Billing services	4,500	4,500	5,222	(722)
Accounting	14,000	20,075	20,925	(850)
Audit	5,800	5,800	5,100	700
Legal	13,000	13,000	14,369	(1,369)
Insurance	9,100	9,100	10,332	(1,232)
Election expense	-	-	32	(32)
Miscellaneous	4,000	4,000	5,048	(1,048)
County Treasurer's fees	1,759	1,759	1,793	(34)
Covenant control	10,000	10,000	11,586	(1,586)
Landscape maintenance	32,000	32,000	36,099	(4,099)
Landscape improvements	4,000	4,000	-	4,000
Repairs and maintenance	10,000	10,000	15,600	(5,600)
Irrigation repair	5,000	5,000	4,188	812
Snow removal	10,000	10,000	7,618	2,382
Fence repairs	2,500	2,500	-	2,500
Utilities	11,000	11,000	15,264	(4,264)
Contingency	5,000	5,000	-	5,000
Emergency reserves	6,266	6,266	-	6,266
Total Expenditures	<u>162,925</u>	<u>169,000</u>	<u>168,718</u>	<u>282</u>
NET CHANGE IN FUND BALANCE	45,941	39,866	29,364	(10,502)
FUND BALANCES (DEFICITS) - BEGINNING OF YEAR	<u>(15,785)</u>	<u>(10,583)</u>	<u>(10,583)</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 30,156</u>	<u>\$ 29,283</u>	<u>\$ 18,781</u>	<u>\$ (10,502)</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, 2024**

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, 2024**

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 taxes, specific ownership taxes, and operations fees. 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, 2024.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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, 2024**

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, 2024**

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 \$1,100 per year on each residential lot within the District, billed quarterly in amounts of \$275 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 \$500 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, 2024, are classified in the accompanying financial statements as follows:

Cash and investments - unrestricted	\$ 17,392
Cash and investments - restricted	421,190
	<u>\$ 438,582</u>

Cash and investments as of December 31, 2024, consist of the following:

Deposits with financial institutions	\$ 176,858
Investments	261,724
	<u>\$ 438,582</u>

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, 2024, the District's cash deposits had a bank balance of \$176,881 and carrying balance of \$176,858.

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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, 2024, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
COLOTRUST Plus+	Weighted average under 60 days	<u>\$ 261,724</u>

COLOTRUST

As of December 31, 2024, 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 AAAsf/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, 2024**

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, 2024, cash and investments in the amount of \$421,190 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, 2024**

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in the capital assets for the year ended December 31, 2024 follows:

	Balance December 31, 2023	Additions	Deletions	Balance December 31, 2024
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	(7,598)	(2,171)	-	(9,769)
Walls and fencing	(42,220)	(12,062)	-	(54,282)
Irrigation system	(7,062)	(2,018)	-	(9,080)
Total accumulated depreciation	(56,880)	(16,251)	-	(73,131)
Total capital assets, being depreciated, net	310,033	(16,251)	-	293,782
Government capital assets, net	<u>\$ 316,033</u>	<u>\$ (16,251)</u>	<u>\$ -</u>	<u>\$ 299,782</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, 2024:

	Balance December 31, 2023	Additions	Retirements	Balance December 31, 2024	Due Within One Year
General Obligation Bonds:					
2017A	\$ 1,535,000	\$ -	\$ (20,000)	\$ 1,515,000	\$ 20,000
2017B	336,000	-	-	336,000	-
Unpaid accrued interest:					
2017B bonds	942	26,124	-	27,066	-
Direct Placements:					
Developer Advances	94,563	-	-	94,563	-
Accrued interest on Developer Advances	36,184	7,586	-	43,770	-
	<u>\$ 2,002,689</u>	<u>\$ 33,710</u>	<u>\$ (20,000)</u>	<u>\$ 2,016,399</u>	<u>\$ 20,000</u>

**HIGHLINE CROSSING METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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, 2023.

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 63.636 mills for collection in 2024 and 63.619 for collection in 2025.

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, 2024, the balance was \$130,524.

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, 2024, the balance was \$127,521.

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, 2024**

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
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
2030-2034	205,000	360,525	565,525
2035-2039	300,000	294,250	594,250
2040-2044	425,000	198,000	623,000
2045-2047	455,000	58,025	513,025
	<u>\$ 1,515,000</u>	<u>\$ 1,314,500</u>	<u>\$ 2,829,500</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, 2024**

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, 2024, the District owed a total of \$94,563 in principal and \$43,770 in accrued interest under the 2016 OFA, 2017 OFA and 2020 OFA.

NOTE 6 – DEBT AUTHORIZATION

As of December 31, 2024, the District had the following authorized by unissued indebtedness:

	Authorized May 3, 2016 Election	Authorization Used	Remaining December 31, 2024
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, 2024**

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 1.273 mills for collection in 2024 and 1.273 for collection in 2025.

NOTE 8 – FUND EQUITY

As of December 31, 2024, 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 \$6,000 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 \$412,112 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, 2024, the net investment in capital assets was \$299,782.

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, 2024**

governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2024 is as follows:

Restricted net position:

Emergency reserves (see Note 11)	\$ 6,000
Debt Service	275,643
	<u>\$ 281,643</u>

As of December 31, 2024, the District's had an unrestricted net position deficit of (\$1,874,093). 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, 2024. 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, 2024**

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.

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, 2024**

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES			
Property taxes	\$ 211,457	\$ 211,395	\$ (62)
Specific ownership taxes	12,439	12,450	11
Net investment income	18,000	15,448	(2,552)
Total Revenues	<u>241,896</u>	<u>239,293</u>	<u>(2,603)</u>
EXPENDITURES			
Bond principal	20,000	20,000	-
Bond interest	200,000	84,425	115,575
Paying agent and other fees	7,000	6,199	801
County treasurer's fees	3,160	3,183	(23)
IGA - Aurora	4,085	4,098	(13)
Miscellaneous	250	-	250
Contingency	10,000	-	10,000
Total Expenditures	<u>244,495</u>	<u>117,905</u>	<u>126,590</u>
NET CHANGE IN FUND BALANCE	(2,599)	121,388	123,987
FUND BALANCE - BEGINNING OF YEAR	<u>376,617</u>	<u>290,724</u>	<u>(85,893)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 374,018</u></u>	<u><u>\$ 412,112</u></u>	<u><u>\$ 38,094</u></u>

OTHER INFORMATION

**HIGHLINE CROSSING METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2024**

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%
2023	\$ 2,759,220	18.000	57.266	1.146	76.412	\$ 210,837	\$ 210,854	100.0%
2024	\$ 3,257,745	36.000	63.636	1.273	100.909	\$ 328,736	\$ 328,639	100.0%
Estimated for year ending December 31, 2025	\$ 3,269,857	36.000	63.619	1.273	100.892	\$ 329,903		

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, 2024**

**\$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
Interest Due June 1 and December 1**

Year Ending December 31,	Interest Due June 1 and December 1		
	Principal	Interest	Total
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>\$ 1,515,000</u>	<u>\$ 1,314,500</u>	<u>\$ 2,829,500</u>

* sinking fund redemptions