RESOLUTION NO. 2023 - 10 - 02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Denver High Point at DIA 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 October 23, 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 Denver High Point at DIA Metropolitan District:

- 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Denver High Point at DIA 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	for th	as	the	total	expe	nditures	of	each	fund	in	the	budget
attached heret	o as I	EXH	IBIT	\mathbf{A} a	ind in	cor	pora	ted he	erein	by refer	ence	e are	hereb	y a	ppro	priated
from the rever	nues of	f eac	h fund	l, wi	thin e	ach	fun	d, for	the pu	urposes s	state	ed.				

ADOPTED this 23rd day of October, 2023.

Secretary

(SEAL)

EXHIBIT A (Budget)

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

DENVER HIGH POINT METROPOLITAN DISTRICT SUMMARY 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2022		ESTIMATED 2023		BUDGET 2024
BEGINNING FUND BALANCES	\$	1,045,856	\$	4,728,993	\$ 7,511,238
REVENUES					
Property taxes		5		26	139
Specific ownership taxes		-		1	7
Regional Development Fees		3,154,588		750,000	1,000,000
Developer advance		1,028,603		1,800,000	3,000,000
Other revenue		10,186		-	-
Intergovernmental - Transfer from CIC 13		35,711		60,008	104,318
Intergovernmental - Transfer from CIC 14		3,479,953		5,375,087	20,632,910
Total revenues		7,709,046		7,985,122	24,737,374
Total funds available		8,754,902		12,714,115	32,248,612
EXPENDITURES					
General Fund		281,092		402,399	600,000
Capital Projects Fund		3,744,817		4,800,478	23,000,000
Capital Projects Fund -Regional		-		-	6,039,294
Total expenditures		4,025,909		5,202,877	29,639,294
Total expenditures and transfers out					
requiring appropriation		4,025,909		5,202,877	29,639,294
ENDING FUND BALANCES	\$	4,728,993	\$	7,511,238	\$ 2,609,318
EMERGENCY RESERVE	\$	10,900	\$	13,100	\$ 22,200
AVAILABLE FOR OPERATIONS		375,247		405,743	533,871
TOTAL RESERVE	\$	386,147	\$	418,843	\$ 556,071

DENVER HIGH POINT METROPOLITAN DISTRICT PROPERTY TAX SUMMARY INFORMATION 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	Á	ACTUAL 2022	ES	STIMATED 2023		BUDGET 2024
	<u> </u>			2020		202 1
ASSESSED VALUATION						
Commercial	\$	30	\$	30	\$	_
Agricultural		-		1,400		-
State assessed		-		-		8,580
Vacant land		290		290		310
		320		1,720		8,890
Certified Assessed Value	\$	320	\$	1,720	\$	8,890
MILL LEVY						
Regional		15.000		15.000		15.591
Total mill levy		15.000		15.000		15.591
PROPERTY TAXES						
Regional	\$	5	\$	26	\$	139
Levied property taxes		5		26		139
Budgeted property taxes	\$	5	\$	26	\$	139
BUDGETED PROPERTY TAXES	\$		¢		¢	
General ARI	Þ	- 5	\$	- 26	\$	- 139
	\$	5	\$	26	\$	139

DENVER HIGH POINT METROPOLITAN DISTRICT GENERAL FUND 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

		ACTUAL	FS	TIMATED		BUDGET		
	∥ ′	2022 2023				2024		
	<u> </u>	LULL		2020	<u> </u>	2024		
BEGINNING FUND BALANCES	\$	305,675	\$	386,147	\$	418,843		
	•		•		•	,		
REVENUES								
Other revenue		1,299		-		-		
Intergovernmental - Transfer from CIC 13		35,711		60,008		104,318		
Intergovernmental - Transfer from CIC 14		324,554		375,087		632,910		
Total revenues		361,564		435,095		737,228		
		·		·				
Total funds available		667,239		821,242		1,156,071		
EXPENDITURES								
General and administrative								
Accounting		81,651		89,000		98,000		
Auditing		8,500		8,900		10,500		
Directors' fees		, -		7,500		18,000		
Dues and membership		1,423		596		750		
Insurance		12,634		12,956		14,000		
District management		27,420		27,000		28,500		
Legal		36,213		40,000		44,000		
Miscellaneous		8,775		500		500		
City Administration Fee		9,000		9,000		9,000		
Payroll taxes		-		574		1,377		
Election		1,652		145				
Repay developer advance		-,002		100,000		250,000		
Contingency		_		-		10,473		
Operations and maintenance						,		
Repairs and maintenance		25,297		_		_		
Landscaping Repairs & Maintenance		28,106		30,000		30,000		
Landscape contract				25,868		28,000		
Landscape Maintenance - Gateway		13,880		14,000		15,400		
Landscape - enhancements		-		10,000		10,000		
Snow removal		2,252		5,000		5,000		
Utilities - Storm drainage		_		540		600		
Water		23,469		20,000		25,000		
Electricity		820		820		900		
Total expenditures		281,092		402,399		600,000		
Total expenditures and transfers out								
requiring appropriation		281,092		402,399		600,000		
ENDING FUND BALANCES	\$	386,147	\$	418,843	\$	556,071		
EMERGENCY RESERVE	\$	10,900	\$	13,100	\$	22,200		
AVAILABLE FOR OPERATIONS	Ψ	375,247	Ψ	405,743	Ψ	533,871		
TOTAL RESERVE	\$	386,147	\$	418,843	\$	556,071		
	Ψ	000, 177	Ψ	T 10,0T0	Ψ	000,071		

DENVER HIGH POINT METROPOLITAN DISTRICT CAPITAL PROJECTS FUND 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL	ESTIMATED	BUDGET
	2022	2023	2024
		•	
BEGINNING FUND BALANCES	\$ (394,347)	\$ 53,725	\$ 2,053,247
REVENUES			
Developer advance	1,028,603	1,800,000	3,000,000
Other revenue	8,887	-	-
Intergovernmental - Transfer from CIC 14	3,155,399	5,000,000	20,000,000
Total revenues	4,192,889	6,800,000	23,000,000
T 4-16	0.700.540	0.050.705	05 050 047
Total funds available	3,798,542	6,853,725	25,053,247
EXPENDITURES			
General and Administrative			
Accounting	21,598	60,000	66,000
Legal	158	-	5,000
Miscellaneous	239	1,000	1,000
Contingency		-	1,698,000
Capital Projects			, ,
Repay developer advance	2,298,738	1,800,000	3,000,000
Developer advance - interest expense	35,555	119,478	20,000
Parks and recreation	500,647	1,000,000	4,000,000
Construction Management	120,000	60,000	60,000
Grading/Earthwork	3,575	-	1,000,000
Erosion Control	325	-	1,000,000
Dry Utilities	-	-	250,000
Streets	562,227	1,500,000	5,000,000
Storm drainage	7,863	-	1,000,000
Engineering	140,216	160,000	500,000
Sewer	26,718	50,000	2,700,000
Water - non utilities	26,958	50,000	2,700,000
Total expenditures	3,744,817	4,800,478	23,000,000
Total expenditures and transfers out			
requiring appropriation	3,744,817	4,800,478	23,000,000
, , , ,			
ENDING FUND BALANCES	\$ 53,725	\$ 2,053,247	\$ 2,053,247

DENVER HIGH POINT METROPOLITAN DISTRICT CAPITAL PROJECTS FUND - REGIONAL 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2022		ESTIMATED 2023		BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,1	134,528	\$	4,289,121	\$ 5,039,148
REVENUES					
Property taxes		5		26	139
Specific ownership taxes		-		1	7
Regional Development Fees	3,1	154,588		750,000	1,000,000
Total revenues	3,1	154,593		750,027	1,000,146
Total funds available	4,2	289,121		5,039,148	6,039,294
EXPENDITURES					
General and Administrative County Treasurer's fee Capital Projects		-		-	2
Capital rojects Capital outlay - Regional Project		-		-	6,039,292
Total expenditures		-		_	6,039,294
Total expenditures and transfers out requiring appropriation		-			6,039,294
ENDING FUND BALANCES	\$ 4,2	289,121	\$	5,039,148	\$

Services Provided

Denver High Point at DIA Metropolitan District (the District or Management District), a quasimunicipal corporation is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in the City and County of Denver, Colorado. Denver High Point at DIA Metropolitan District (the Management District) was organized in conjunction with two other metropolitan districts, comprising the Denver High Point development. Colorado International Center Metropolitan District No. 13 (CIC 13), contains the residential property, and Colorado International Center Metropolitan District No. 14 (CIC 14) contains the commercial property, (collectively, the Districts). The Management District is responsible for managing, implementing, and coordinating the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services within the District, including streets, safety protection, water, sewer and storm drainage, transportation, mosquito control, fire protection, park and recreation facilities, and improvements for the use and benefit of the inhabitants and taxpayers of the District.

On May 2, 2006, the District's voters authorized general obligation indebtedness of \$1,530,400,000 for the above listed facilities and powers. Per the District's service plan, the District is prohibited from issuing debt in excess of \$157,800,000 for District improvements and \$90,200,000 for Regional Improvements. On May 3, 2016, the District's electors authorized the incurrence of additional general obligation debt totaling \$2,615,000,000.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with requirements of Section 29-1-105, C.R.S, using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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 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.

Revenues (Continued)

Property Taxes (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate
Single-Family	
Residential	6.70%
Multi-Family	
Residential	6.70%
Commercial	27.90%
Industrial	27.90%
Lodging	27.90%

Category	Rate
Agricultural Land	26.40%
Renewable	
Energy Land	26.40%
Vacant Land	27.90%
Personal	
Property	27.90%
State Assessed	27.90%
Oil & Gas	
Production	87.50%

Actual Value Reduction	Amount
Single-Family Residential	\$55,000
Multi-Family Residential	\$55,000
Commercial	\$30,000
Industrial	\$30,000
Lodging	\$30,000

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District. The District only levies a Regional Improvements Mill Levy (see below).

Regional Improvements Mill Levy

The District is required to impose a mill levy of 15.000 for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the City Intergovernmental Agreement between Denver High Point at DIA Metropolitan District and the City and County of Denver and the Service Plan for the District. The District is also responsible for 17.00% of Gateway Regional Metropolitan District's service plan project costs and certain Town Center Metropolitan District obligations, which are also considered regional improvements.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes collected.

Regional Development Fees

The District imposes a regional development fees on sales of property within District Nos. 13 and 14. The fee is imposed to provide for certain regional improvements per an IGA with the City.

Revenues (Continued)

Intergovernmental Revenue

On June 28, 2007, and as amended on October 24, 2009, the District entered into an agreement with Colorado International Center District No. 13 and Colorado International Center District No. 14 (the Denver Districts) that as the "Management District" it will own, operate, maintain, finance and construct facilities benefiting all of the Districts and that the Denver Districts will contribute to the costs of construction, operation, and maintenance of such facilities. It is anticipated that CIC 13 and CIC 14 will transfer all available funds from the imposition of a mill levy for operations and maintenance to the District in compliance with this agreement, as well as project funds from CIC 14's bond issuance.

Expenditures

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

Operations and Maintenance

Certain street and open space landscaping will be owned and maintained by the District. The estimated cost of repairs and maintenance of these areas are found on page 3 of the budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.00% of property tax collections.

Capital Outlay

Anticipated expenditures for capital projects are outlined on page 4 of the budget.

Debt and Leases

Developer Advances

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2023, the District had \$1,029,361 in outstanding developer advances and interest accrued at 8.00%. Repayment of advances is subject to annual appropriation if and when eligible funds become available. See below for the anticipated activity for developer advances.

The			Balance 2/31/2022	<u>,</u>	Additions*	<u> </u>	Deletions*		Balance 2/31/2023*
	Developer Advances								
	Operations	\$	594,653	\$	-	\$	-	\$	594,653
	Capital		-		1,800,000		1,800,000		-
	Accrued Interest (Ops)		387,136		47,572		-		434,708
	Accrued Interest (Cap)		8,996		110,482		119,478		-
		\$	990,785	\$	1,958,054	\$	1,919,478	\$	1,029,361
			Balance 2/31/2023*	<u>,</u>	Additions*	<u>!</u>	Deletions*		Balance 2/31/2024*
	Developer Advances			<u>.</u>	Additions*	<u>!</u>	Deletions*		
	Developer Advances Operations			<u>,</u> \$	Additions* -	<u>!</u> \$	<u>Deletions*</u> -		
	•	<u>12</u>	2/31/2023*	-	Additions* - 3,000,000	•	<u>Deletions*</u> - 3,000,000	<u>12</u>	2/31/2024*
	Operations	<u>12</u>	2/31/2023*	-	-	•	-	<u>12</u>	2/31/2024*
	Operations Capital	<u>12</u>	2 <u>/31/2023*</u> 594,653 -	-	3,000,000	•	-	<u>12</u>	2/31/2024* 594,653

District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3.00% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

I, David Solin, hereby certify that I am the duly appointed Secretary of the Denver High Point at DIA 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 Denver High Point at DIA Metropolitan District held on October 23, 2023.
By: Secretary

RESOLUTION NO. 2023 - 10 - 03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Denver High Point at DIA Metropolitan District ("District") has adopted the 2024 annual budget in accordance with the Local Government Budget Law on October 23, 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 capital projects fund - regional expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver High Point at DIA Metropolitan District:

- 1. That for the purposes of meeting all contractual obligation 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 the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the City and County of Denver, 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 23rd day of October, 2023.

Secretary

(SEAL)

EXHIBIT A

(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of			, Colorado.
On behalf of the			,
	(ta	xing entity) ^A	
the	(ge	overning body) ^B	
of the		cal government) ^C	
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: 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: Submitted:	(GROSS ^D a \$ (NET ^G ass USE VALU	assessed valuation, Line 2 of the Certific desired valuation, Line 4 of the Certifica JE FROM FINAL CERTIFICATION BY ASSESSOR NO LATER THA budget/fiscal year	tion of Valuation Form DLG 57) NOF VALUATION PROVIDED
(no later than Dec. 15) (mm/dd/yyyy)		<i>5 7</i> <u>———</u>	(уууу)
PURPOSE (see end notes for definitions and examples)		LEVY ²	REVENUE ²
1. General Operating Expenses ^H		mills	\$
2. Minus > Temporary General Property Tax Temporary Mill Levy Rate Reduction ^I	Credit/	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATION	NG:	mills	\$
3. General Obligation Bonds and Interest ^J		mills	\$
4. Contractual Obligations ^K		mills	\$
5. Capital Expenditures ^L		mills	\$
6. Refunds/Abatements ^M		mills	\$
7. Other ^N (specify):		mills	\$
		mills	\$
TOTAL: Sum of General Subtotal and Li	Operating nes 3 to 7	mills	\$
Contact person: Signed: Signed:	noll	Phone: (303)779-571 Title: Accountant fo	
Survey Question: Does the taxing entity have v operating levy to account for changes to assess.	ment rates?		$\Box \mathbf{Yes} \Box \mathbf{No}$ oner 29-1-113 C.R.S. with the

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., wi Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

DLG 70 (Rev.9/23) Page 1 of 4

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 <u>NET assessed valuation</u> (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:

BONE)S ^J :	
1.	Purpose of Issue:	_
	Series:	_
	Date of Issue:	_
	Coupon Rate:	_
	Maturity Date:	-
	Levy:	_
	Revenue:	-
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
COM		
	TRACTS ^k :	
3.	1	-
	Title:	-
	Date:	-
	Principal Amount:	-
	Maturity Date:	-
	Levy:	-
	Revenue:	 -
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.

Page 2 of 4 DLG 70 (Rev.9/23)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Denver High Point at DIA 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 Denver High Point at DIA Metropolitan District held on October 23, 2023.

Secretary