

**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,**

1/18/24

	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,**

1/18/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Commercial	\$ 30	\$ 30	\$ -
Agricultural	-	1,400	-
State assessed	-	-	8,580
Vacant land	290	290	310
	<u>320</u>	<u>1,720</u>	<u>8,890</u>
Certified Assessed Value	<u>\$ 320</u>	<u>\$ 1,720</u>	<u>\$ 8,890</u>

**MILL LEVY**

Regional	15.000	15.000	15.591
Total mill levy	<u>15.000</u>	<u>15.000</u>	<u>15.591</u>

**PROPERTY TAXES**

Regional	\$ 5	\$ 26	\$ 139
Levied property taxes	<u>5</u>	<u>26</u>	<u>139</u>
Budgeted property taxes	<u>\$ 5</u>	<u>\$ 26</u>	<u>\$ 139</u>

**BUDGETED PROPERTY TAXES**

General	\$ -	\$ -	\$ -
ARI	<u>5</u>	<u>26</u>	<u>139</u>
	<u>\$ 5</u>	<u>\$ 26</u>	<u>\$ 139</u>

**DENVER HIGH POINT METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 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	-	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	375,247	405,743	533,871
TOTAL RESERVE	\$ 386,147	\$ 418,843	\$ 556,071

No assurance provided. See summary of significant assumptions.

**DENVER HIGH POINT METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 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
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,**

1/18/24

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

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Denver High Point at DIA Metropolitan District (the District or Management District), a quasi-municipal 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.

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

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.



**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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.

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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	Additions*	Deletions*	Balance
		<u>12/31/2022</u>			<u>12/31/2023*</u>
	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	-
		<u>\$ 990,785</u>	<u>\$ 1,958,054</u>	<u>\$ 1,919,478</u>	<u>\$ 1,029,361</u>
		Balance	Additions*	Deletions*	Balance
		<u>12/31/2023*</u>			<u>12/31/2024*</u>
	Developer Advances				
	Operations	\$ 594,653	\$ -	\$ -	\$ 594,653
	Capital	-	3,000,000	3,000,000	-
	Accrued Interest (Ops)	434,708	47,572	-	482,280
	Accrued Interest (Cap)	-	20,000	20,000	-
		<u>\$ 1,029,361</u>	<u>\$ 3,067,572</u>	<u>\$ 3,020,000</u>	<u>\$ 1,076,933</u>

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.**