

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 36,059,317	\$ 22,184,930	\$ 16,660,448
REVENUES			
Property taxes	-	24,862	23,352
Specific ownership taxes	-	1,852	1,771
ARI - Aurora Regional Improvement Tax	-	2,080	1,946
Interest income	450,246	1,034,518	300,000
Transfer from CIC 9	-	107,716	845,285
Other revenue	-	-	297,198
Bond issuance proceeds	-	-	30,260,000
Total revenues	<u>450,246</u>	<u>1,171,028</u>	<u>31,729,552</u>
Total funds available	<u>36,509,563</u>	<u>23,355,958</u>	<u>48,390,000</u>
EXPENDITURES			
General Fund	-	24,447	10,000
Debt Service Fund	4,000	104,063	880,000
Capital Projects Fund	14,320,633	6,567,000	47,500,000
Total expenditures	<u>14,324,633</u>	<u>6,695,510</u>	<u>48,390,000</u>
Total expenditures and transfers out requiring appropriation	<u>14,324,633</u>	<u>6,695,510</u>	<u>48,390,000</u>
ENDING FUND BALANCES	<u>\$ 22,184,930</u>	<u>\$ 16,660,448</u>	<u>\$ -</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 8,590	\$ 11,010	\$ 7,160
State assessed	-	298,100	295,400
Vacant land	-	-	280
Personal property	-	97,200	71,190
	8,590	406,310	374,030
Certified Assessed Value	\$ 8,590	\$ 406,310	\$ 374,030
 <b>MILL LEVY</b>			
General	50.000	50.133	15.608
Debt Service	0.000	10.000	46.825
ARI	5.000	5.013	5.202
Total mill levy	55.000	65.146	67.635
 <b>PROPERTY TAXES</b>			
General	\$ 429	\$ 20,369	\$ 5,838
Debt Service	-	4,063	17,514
ARI	43	2,037	1,946
Levied property taxes	472	26,469	25,298
Adjustments to actual/rounding	(472)	472	-
Budgeted property taxes	\$ -	\$ 26,941	\$ 25,298
 <b>BUDGETED PROPERTY TAXES</b>			
<b>General</b>	<b>\$ -</b>	<b>\$ 20,732</b>	<b>\$ 5,838</b>
<b>Debt Service</b>	<b>-</b>	<b>4,135</b>	<b>17,514</b>
<b>ARI</b>	<b>-</b>	<b>2,073</b>	<b>1,946</b>
	<b>\$ -</b>	<b>\$ 26,941</b>	<b>\$ 25,298</b>

No assurance provided. See summary of significant assumptions.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**GENERAL FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	20,799	5,838
Specific ownership taxes	-	1,568	545
ARI - Aurora Regional Improvement Tax	-	2,080	1,946
Other revenue	-	-	1,671
Total revenues	<u>-</u>	<u>24,447</u>	<u>10,000</u>
Total funds available	<u>-</u>	<u>24,447</u>	<u>10,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	312	88
County Treasurer's fee - ARI	-	31	29
Contingency	-	-	1,671
Transfer to Aurora High Point	-	22,055	6,159
Transfer to ARI	-	2,049	2,053
Total expenditures	<u>-</u>	<u>24,447</u>	<u>10,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>24,447</u>	<u>10,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (4,000)	\$ (8,000)	\$ -
REVENUES			
Property taxes	-	4,063	17,514
Specific ownership taxes	-	284	1,226
Other revenue	-	-	15,975
Transfer from CIC 9	-	107,716	845,285
Total revenues	-	112,063	880,000
Total funds available	(4,000)	104,063	880,000
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	61	263
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	15,975
Debt Service			
Bond interest	-	100,002	859,762
Total expenditures	4,000	104,063	880,000
Total expenditures and transfers out requiring appropriation	4,000	104,063	880,000
ENDING FUND BALANCES	\$ (8,000)	\$ -	\$ -

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
 CAPITAL PROJECTS FUND  
 2024 BUDGET  
 WITH 2022 ACTUAL AND 2023 ESTIMATED  
 For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 36,063,317	\$ 22,192,930	\$ 16,660,448
REVENUES			
Interest income	450,246	1,034,518	300,000
Other revenue	-	-	279,552
Bond issuance proceeds	-	-	30,260,000
Total revenues	<u>450,246</u>	<u>1,034,518</u>	<u>30,839,552</u>
Total funds available	<u>36,513,563</u>	<u>23,227,448</u>	<u>47,500,000</u>
EXPENDITURES			
Capital Projects			
Contingency	-	4,631,895	279,552
Transfers to other districts	3,889,192	-	-
Transfer to Aurora High Point	10,431,441	120,000	47,220,448
Transfer to the 64th Ave Authority	-	1,815,105	-
Total expenditures	<u>14,320,633</u>	<u>6,567,000</u>	<u>47,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>14,320,633</u>	<u>6,567,000</u>	<u>47,500,000</u>
ENDING FUND BALANCES	<u>\$ 22,192,930</u>	<u>\$ 16,660,448</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Colorado International Center Metropolitan District No. 8 (the 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 of Aurora (the City) in Adams County, Colorado. Concurrently with the formation of the District, the City approved the formation of Aurora High Point at DIA Metropolitan District (the Management District) and Colorado International Center Metropolitan District Nos. 4, 5, 6, 9, and 10 (together with the District, the Taxing Districts) (collectively, the Aurora High Point Districts). The District was established to provide public streets, traffic and safety, water, sewer, park and recreation, television relay and translation, and mosquito control facilities and improvements for the use and benefit of the inhabitants and taxpayers of the District.

On November 2, 2004, the District's voters authorized total general obligation indebtedness of \$4,820,000,000 for the above listed facilities and powers. On May 3, 2016, the District's voters authorized total general obligation indebtedness of an additional \$6,000,000,000 for the above listed facilities and powers, but the District's service plan limits the total debt issuance to \$400,000,000, with a maximum debt mill levy of 50.000 mills.

On April 7, 2020, and as amended on July 28, 2020, the District, along with Colorado International Center Metropolitan District Nos. 6,7,9,10, and 11 (collectively, the CIC Districts), HM Metropolitan District No. 2 (HM), and Velocity Metropolitan District Nos. 4-6 (Velocity) formed the 64<sup>th</sup> Ave. ARI Authority Board (the Authority) pursuant to the Amended and Restated 64<sup>th</sup> Ave. ARI Authority Establishment Agreement (collectively, the 64<sup>th</sup> Authority Districts) in order to provide for the financing, construction, and operation of 64<sup>th</sup> Ave. from E-470 to Jackson Gap (the 64<sup>th</sup> Ave. Regional Improvements).

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 the 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue**

**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.

The calculation of the taxes levied is displayed on page 2 of the budget.

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%		

**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 7% of the property taxes collected.

**Net Investment Income**

Interest earned on the District’s available funds has been estimated based on prevailing interest rates.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue (Continued)**

**ARI Mill Levy**

Per the 64<sup>th</sup> Authority Districts' Service Plans and the Establishment Agreement described above, the 64<sup>th</sup> Authority Districts are obligated to impose the Aurora Regional Improvements Mill Levy (ARI Mill Levy) beginning in 2021 in the amount of 5.000 mills, subject to changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement. The CIC Districts shall commit a portion of the revenue from their ARI Mill Levy to the Authority to fund ownership, operation, and maintenance of the 64<sup>th</sup> Ave. Regional Improvements. The first \$75,000 (adjusted by 1% per year beginning in 2021) (Target Annual Operating Funds) will be used to fund the Authority's operating account. Per a cost sharing agreement, the CIC Districts are responsible for providing 50% of the Target Annual Operating Funds amount.

**Expenditures**

**Transfer to Aurora High Point at DIA**

The District will transfer all net General Fund property taxes and other General Fund revenues to the Management District, which will pay for administrative costs incurred by the District.

**Transfer to Aurora Regional Improvements**

The District will distribute all revenues collected from the ARI mill levy, less treasurer's fees, for payment toward regional improvements.

**Capital Projects**

The District anticipates transferring project funds to the Management District to fund capital expenditures.

**Debt and Leases**

The District issued its Series 2020, Limited Tax General Obligation Bonds on September 16, 2020 in the par amount of \$47,144,000. Proceeds from the sale of the Bonds will be used to finance public improvements related to the development of property within the Districts and to pay costs of issuance.

The Bonds bear interest at the rate of 6.500% per annum and are payable annually on December 1, beginning on December 1, 2020, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2050 and are subject to mandatory redemption to the extent of available Pledged Revenue.

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Bonds compounds annually on each December 1. In the event any amounts due and owing on the Bonds remain outstanding on December 2, 2060 (the "Termination Date"), such amounts shall be extinguished and no longer due and outstanding. Therefore, no debt to maturity schedule is provided with this budget.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

The Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

The Bonds are secured by and payable from District Pledged Revenue and District No. 9 Pledged Revenue.

Pursuant to the Indenture, District Pledged Revenue means:

- (a) all Property Tax Revenues;
- (b) all Specific Ownership Tax Revenues;
- (c) all PILOT Revenues; and,
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

Pursuant to the Pledge Agreement, District No. 9 Pledged Revenue means:

- (a) all District No. 9 Property Tax Revenues;
- (b) all District No. 9 Specific Ownership Tax Revenues;
- (c) all PILOT Revenues; and,
- (d) any other legally available moneys which District No. 9 determines, in its absolute discretion, to transfer to the District for credit to the Bond Fund under the Indenture and/or any Bond Fund under any Additional Obligation Documents.

Pursuant to the Indenture, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District beginning in the Mill Levy Commencement year and in each year thereafter (subject to the Termination Date) in an amount which, together with the amount expected to be received by the District from District No. 9 due to the imposition of the District No. 9 Required Mill Levy, will be sufficient to pay the Bonds as they come due, but not in excess of 45 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement after January 1, 2004).

Pursuant to the Pledge Agreement, District No. 9 has covenanted to impose an ad valorem mill levy upon all taxable property of District No. 9 beginning in the Mill Levy Commencement Year of 35 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement after January 1, 2004) or such lesser amount as may be needed to pay the Bonds and any Additional Obligations as they come due. Mill Levy Commencement Year for each of the Districts means the earlier of: (i) the first calendar year in which, prior to the Mill Levy Certification Date in such year: (A) any portion of the property in the respective District is classified by the County assessor as residential, commercial or vacant land, as reflected in publicly available records of the County assessor indicating the final assessed valuation of the District, and (B) a final subdivision plat has been recorded with respect to all or a portion of the property in the respective District, or (ii) the calendar year ending December 31, 2024.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

The District plans on issuing Series 2023B Cash Flow bonds in November 2023. Proceeds from the sale of the Bonds will be used to finance public improvements related to the development of property within the Districts and to pay costs of issuance.

**Developer Advances**

The District also has developer advances from prior years, which are not general obligation debt. As of December 31, 2023, the District had \$40,102 in outstanding developer advances and accrued interest at 8% per annum. Repayment of advances and accrued interest is subject to annual appropriation if and when eligible funds become available. See below for the anticipated developer advance activity.

	Balance <u>12/31/2022</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>12/31/2023</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>12/31/2024</u>
Developer Advances							
Operations	\$ 17,093	\$ -	\$ -	\$ 17,093	\$ -	\$ -	\$ 17,093
Accrued Interest	21,642	1,367	-	23,009	1,367	-	24,377
	<u>\$ 38,735</u>	<u>\$ 1,367</u>	<u>\$ -</u>	<u>\$ 40,102</u>	<u>\$ 1,367</u>	<u>\$ -</u>	<u>\$ 41,470</u>
	*Estimate						

The District has no general obligation debt, nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR required local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR related funds received by the District are transferred to the Management District, which pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget. It is reflected in the Emergency Reserve of the Management District.

**This information is an integral part of the accompanying budget.**