

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 6

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 6**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/7/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	7,269
Specific ownership taxes	2	4	1,018
ARI - Aurora Regional Improvement Tax	38	192	7,269
Interest Income	-	4	10
Other Revenue	-	-	434
Total revenues	40	200	16,000
Total funds available	40	200	16,000
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	3	109
Contingency	-	-	434
IGA Expense 64th Ave. Regional Authority	40	189	7,160
IGA Expense AHP	-	8	8,297
Total expenditures	40	200	16,000
Total expenditures and transfers out requiring appropriation	40	200	16,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 6**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/7/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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**ASSESSED VALUATION**

Agricultural	1,200	960	340
State assessed	50	350	36,620
Vacant land	-	-	1,195,350
Personal property	5,010	35,600	166,430
	<u>6,260</u>	<u>36,910</u>	<u>1,398,740</u>
Certified Assessed Value	<u>\$ 6,260</u>	<u>\$ 36,910</u>	<u>\$ 1,398,740</u>

**MILL LEVY**

General	0.000	0.000	5.197
ARI	5.000	5.204	5.197
Total mill levy	<u>5.000</u>	<u>5.204</u>	<u>10.394</u>

**PROPERTY TAXES**

General	\$ -	\$ -	\$ 7,269
ARI	31	192	7,269
Levied property taxes	<u>31</u>	<u>192</u>	<u>14,538</u>
Adjustments to actual/rounding	7	-	-
Budgeted property taxes	<u>\$ 38</u>	<u>\$ 192</u>	<u>\$ 14,538</u>

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,269</b>
<b>ARI</b>	<b>\$ 38</b>	<b>\$ 192</b>	<b>\$ 7,269</b>
	<u><b>\$ 38</b></u>	<u><b>\$ 192</b></u>	<u><b>\$ 14,538</b></u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 6**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Colorado International Center Metropolitan District No. 6 (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 Adams County, Colorado. Concurrently with the formation of the District, the City of Aurora (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, 8, 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. 7-10 (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 Colorado Revised Statutes C.R.S. 29-1-105 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. 6  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue**

**Property Taxes**

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
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%		

**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.

**Debt and Leases**

**Developer Advances**

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2025, the District has \$12,590 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 12/31/2023	Additions*	Deletions*	Balance 12/31/2024*	Additions*	Deletions*	Balance 12/31/2025*
Developer Advances							
Operations	\$ 4,845	\$ -	\$ -	\$ 4,845	\$ -	\$ -	\$ 4,845
Accrued Interest	6,970	388	-	7,358	388	-	7,745
	<u>\$ 11,815</u>	<u>\$ 388</u>	<u>\$ -</u>	<u>\$ 12,203</u>	<u>\$ 388</u>	<u>\$ -</u>	<u>\$ 12,590</u>

\* Estimated

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

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2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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.**