COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO. 4
Adams County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2023

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Independent Auditor's Report

Board of Directors
Colorado International Center
Metropolitan District No. 4
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Colorado International Center Metropolitan District No. 4 (District) as of and for the year ended December 31, 2023, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Colorado International Center Metropolitan District No. 4, as of December 31, 2023, and the respective changes in financial position and the respective 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, and for 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 Supplementary Information

Management has omitted the management’s discussion and analysis that 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 opinions on the basic financial statements are 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 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 and annual disclosures included in the annual report. The other information and annual disclosures are listed in the table of contents and do 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 annual disclosures, 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 annual disclosures and consider whether a material inconsistency exists between the other information, annual disclosures and the basic financial statements, or the other information and annual disclosures otherwise appear to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information and annual disclosures exists, we are required to describe it in our report.

Schilling & Company, Inc.

Highlands Ranch, Colorado
September 25, 2024

BASIC FINANCIAL STATEMENTS

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	$ 7,678,900
Due from other districts - CIC 5	3,700
Receivable from County Treasurer	32
Property Tax Receivable	5,818
Total Assets	7,688,450
LIABILITIES	
Due to ARI	275
Due to Aurora High Point at DIA MD	53,102
Noncurrent Liabilities:	
Due in More Than One Year	89,691,403
Total Liabilities	89,744,780
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	5,818
Total Deferred Inflows of Resources	5,818
NET POSITION	
Restricted for:	
Debt Service	1,313,514
Capital Projects	970
Unrestricted	(83,376,632)
Total Net Position	$ (82,062,148)

See accompanying Notes to Basic Financial Statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 243,623	$ -	$ 154,001	$ -	$ (89,622)
Interest on Long-Term Debt and Related Costs	5,359,591	-	-	-	(5,359,591)
Total Governmental Activities	$ 5,603,214	$ -	$ 154,001	$ -	(5,449,213)
GENERAL REVENUES					
Property Taxes					5,695
Specific Ownership Taxes					366
Interest Income					366,456
Total General Revenues and Transfers					372,517
CHANGES IN NET POSITION					(5,076,696)
Net Position - Beginning of Year					(76,985,452)
NET POSITION - END OF YEAR					$ (82,062,148)

See accompanying Notes to Basic Financial Statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	$ 3,360	$ 7,674,570	$ 970	$ 7,678,900
Receivable from County Treasurer	17	15	-	32
Due from Other Districts - CIC 5	-	3,700	-	3,700
Property Tax Receivable	2,969	2,849	-	5,818
Total Assets	$ 6,346	$ 7,681,134	$ 970	$ 7,688,450
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Due to ARI	$ 275	$ -	$ -	$ 275
Due to Aurora High Point at DIA MD	3,102	50,000	-	53,102
Total Liabilities	3,377	50,000	-	53,377
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	2,969	2,849	-	5,818
Total Deferred Inflows of Resources	2,969	2,849	-	5,818
FUND BALANCES				
Restricted for:				
Debt Service	-	7,628,285	-	7,628,285
Capital Projects	-	-	970	970
Total Fund Balances	-	7,628,285	970	7,629,255
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 6,346	$ 7,681,134	$ 970	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds Payable	(87,709,149)
Developer Advance Payable	(20,064)
Accrued Interest on Bonds Payable	(1,935,364)
Accrued Interest on Bonds Payable	(26,826)
Net Position of Governmental Activities	$ (82,062,148)

See accompanying Notes to Basic Financial Statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 2,712	$ 2,712	$ -	$ 5,424
ARI - Aurora Regional Improvement Tax	271	-	-	271
Specific Ownership Taxes	192	174	-	366
Interest Income	116	364,476	1,864	366,456
GID Revenue	-	151,324	-	151,324
Intergovernmental revenues - CIC 5	-	2,677	-	2,677
Total Revenues	3,291	521,363	1,864	526,518
EXPENDITURES				
Current:				
Ari Payment	267	-	-	267
County Treasurer's Fee	41	41	-	82
County Treasurer's Fee - ARI`	4	-	-	4
Intergovernmental Expenditures AHP	2,979	-	240,332	243,311
Paying Agent Fees	-	10,000	-	10,000
Total Expenditures	3,291	10,041	240,332	253,664
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	511,322	(238,468)	272,854
OTHER FINANCING SOURCES (USES)				
Transfers In (Out)	-	167	(167)	-
Total Other Financing Sources (Uses)	-	167	(167)	-
NET CHANGE IN FUND BALANCES	-	511,489	(238,635)	272,854
Fund Balances - Beginning of Year	-	7,116,796	239,605	7,356,401
FUND BALANCES - END OF YEAR	$ -	$ 7,628,285	$ 970	$ 7,629,255

See accompanying Notes to Basic Financial Statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

Net Change in Fund Balances - Total Governmental Funds	$ 272,854
Amounts reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Current Year Bond Accretion	(4,870,850)
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.	
Accrued Interest on Bonds Payable - Change in Liability	(477,094)
Accrued Interest Payable Developer Advance - Change in Liability	(1,606)
Changes in Net Position of Governmental Activities	$ (5,076,696)

See accompanying Notes to Basic Financial Statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 2,712	$ 2,712	$ -
ARI - Aurora Regional Improvement Tax	271	271	-
Specific Ownership Taxes	209	192	(17)
Interest Income	-	116	116
Other Revenue	1,000	-	(1,000)
Total Revenues	4,192	3,291	(901)
EXPENDITURES			
ARI Payment	271	267	4
Contingency	1,000	-	1,000
County Treasurer's Fee	45	41	4
County Treasurer's Fee - ARI`	-	4	(4)
Intergovernmental Expenditures AHP	2,876	2,979	(103)
Total Expenditures	4,192	3,291	901
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Colorado International Center Metropolitan District No. 4 (District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by an order and decree of the District Court in and for Adams County recorded on January 18, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a service plan (the Service Plan) approved by the City of Aurora (the City) on August 30, 2004 and modified on August 14, 2006. Concurrently with the formation of the District, the City approved the formation of Aurora High Point at Metropolitan District (the Management District) and Colorado International Center Metropolitan District Nos. 3, 5, 6, 7, 8, 9, 10, and 11 (together with the District, the Taxing Districts) (collectively, the Aurora High Point Districts). Colorado International Center Metropolitan District No. 3 terminated its participation in the Facilities Funding, Construction and Operation Agreement (FFCOA) effective October 25, 2019, and Colorado International Center Metropolitan District No. 7 and Colorado International Center Metropolitan District No. 11 both terminated their participation in the FFCOA effective October 12, 2021. District No. 3, District No. 7, and District No. 11 are no longer operating in conjunction with the other Aurora High Point Districts.

The District was established to provide the funding for improvements necessary for a portion of the High Point Development, consisting largely of water, sanitation, parks and recreation, street, safety protection, transportation, and other permitted improvements and facilities within and outside of the District. The operation and maintenance of most District services and facilities are anticipated to be provided by the City and not by the District. The District expects to own, operate, and maintain certain park and recreation improvements within the District. Per the Service Plan, the District is not authorized to provide fire protection facilities or television relay and translation facilities unless provided pursuant to an intergovernmental agreement with the City.

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, including the City and any of the Aurora High Point Districts.

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

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. 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 sum of assets and deferred outflows of resources and the sum of liabilities and deferred inflows of resources is reported as net position.

The statement of activities demonstrates the degree to which the direct 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.

Separate financial statements are provided for governmental funds. 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.

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 District 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 taxes and GID revenue. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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 unearned property tax revenues are recorded as revenues in the year they are available or collected.

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 and other financing uses 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.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue,* is deferred and recognized as an inflow of resources in the period that the amount becomes available.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds is reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Cash and Investments - Restricted	$ 7,678,900
Total Cash and Investments	$ 7,678,900

Cash and investments as of December 31, 2023, consist of the following:

Investments	$ 7,678,900
Total Cash and Investments	$ 7,678,900

Deposits with Financial Institutions

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 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, 2023, the District had no deposits with financial institutions.

Investments

The District has adopted a formal investment policy whereby the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado Revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors, such actions are generally associated with a debt service reserve or sinking fund requirements.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2023, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust Trust (CSAFE)	Weighted-Average Under 60 Days	$ 6,417
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	7,672,483
		$ 7,678,900

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at $1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), 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 currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to $1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAm by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

NOTE 4 LONG-TERM OBLIGATIONS

An analysis of the changes in long-term obligations for the year ended December 31, 2023, follows:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Bonds Payable:					
Special Revenue Refunding and Improvement Convertible Capital Appreciation Bonds Series 2019A-1	$ 52,052,875	$ 3,169,969	$ -	$ 55,222,844	$ -
Limited Tax General Obligation and Special Revenue Convertible Capital Appreciation Bonds Series 2019A-2	26,792,424	1,700,881	-	28,493,305	-
Subordinate Limited Tax General Obligation and Special Revenue Bonds Series 2019B-2	3,993,000	-	-	3,993,000	-
Accrued Interest Series 2019B-2	1,458,270	477,094	-	1,935,364	-
Subtotal Bonds Payable	84,296,569	5,347,944	-	89,644,513	-
Other Debts:					
Developer Advance - ACM	15,153	-	-	15,153	-
Developer Advance - AP	4,911	-	-	4,911	-
Accrued Interest on:					
Developer Advance - ACM	18,553	1,213	-	19,766	-
Developer Advance - AP	6,667	393	-	7,060	-
Subtotal Other Debts	45,284	1,606	-	46,890	-
Total Long-Term Obligations	$ 84,341,853	$ 5,349,550	$ -	$ 89,691,403	$ -

The details of the District's long-term obligations are as follows:

On April 18, 2019, the District issued three series of bonds: the Limited Tax General Obligation and Special Revenue Refunding and Improvement Convertible Capital Appreciation Bonds, Series 2019A-1 in the par amount of $41,816,497 (2019A-1 Bonds); the Limited Tax General Obligation and Special Revenue Convertible Capital Appreciation Bonds, Series 2019A-2 in the par amount of $21,331,205 (2019A-2 Senior Bonds); and the Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B-2 in the par amount of $3,993,000 (2019B-2 Subordinate Bonds).

2019A-1 Bonds

Proceeds from the sale of the 2019A-1 Bonds were used to: (i) refund the District's outstanding Taxable Special Revenue Bonds, Senior Series 2015A and Subordinate Series 2015B (2015 Bonds); (ii) reimburse Aurora Convention Center Hotel, LLC, for the costs of public improvements; (iii) finance additional public improvements; (iv) fund the 2019A-1 Reserve Fund; and (v) pay other costs of issuance in connection with the Bonds.

The 2015 Bonds were refinanced to take advantage of lower interest rates and to provide additional financing for public improvements. The interest rate on the 2015 Bonds was between 2.50% and 8.00% with a maturity of December 1, 2040. The interest rate on the 2019A-1 Bonds is 6.00% with a maturity of December 31, 2040. There was no present value savings or loss on the refinancing.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

2019A-1 Bonds (Continued)

The 2019A-1 Bonds are payable from: (i) GID revenues, (ii) RIDA PIF revenues, (iii) RIDA and ACM PILOT revenues, (iv) all income and earnings on investment and reinvestment of funds held by the trustee under the 2019A-1 Bond Indenture, and (v) any other legally available monies the District determines, in its sole discretion, to credit to the 2019A-1 Bonds (see Note 7 – Agreements).

The 2019A-1 Bonds were issued as accretion bonds, convertible to current interest bonds on December 1, 2025. Prior to conversion to current interest bonds, the 2019A-1 Bonds do not pay current interest and accrete in value at an annual yield equal to 6.00%. The accreted amount compounds semiannually on June 1 and December 1, beginning June 1, 2019, to and including December 1, 2025. Such accreted amount, together with the original principal amount of the 2019A-1 Bonds, bears interest at the interest rate borne by the 2019A-1 Bonds upon conversion to current interest bonds.

The accreted principal balance at conversion on December 1, 2025, will be $61,845,000. Upon conversion to current interest bonds, the 2019A-1 Bonds will bear interest at a rate of 6.0%, payable semiannually on June 1 and December 1, commencing on June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2028, with a final maturity of December 1, 2047.

On and after the conversion to current interest bonds, to the extent principal of the 2019A-1 Bonds is not paid when due, such principal shall remain outstanding until paid or until the 2019A-1 Termination Date of December 2, 2047, whichever occurs first, and to the extent interest on any 2019A-1 Bonds is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the bond until paid or until the 2019A-1 Termination Date, whichever occurs first.

In the event that any amount of principal of or interest on the 2019A-1 Bonds remains unpaid after the application of all 2019A-1 Pledged Revenue available therefor on the 2019A-1 Termination Date, the 2019A-1 Bonds shall be deemed to be paid, satisfied, and discharged.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

2019A-1 Bonds (Continued)

Outstanding bond principal and interest on the Series 2019A-1 bonds mature as follows (at full accretion):

Year Ending December 31,	Principal	Interest	Total
2024	$ -	$ -	$ -
2025	-	-	-
2026	-	3,710,700	3,710,700
2027	-	3,710,700	3,710,700
2028	145,000	3,710,700	3,855,700
2029-2033	3,920,000	18,284,400	22,204,400
2034-2038	12,950,000	15,974,100	28,924,100
2039-2043	19,725,000	11,250,600	30,975,600
2044-2047	25,105,000	4,189,500	29,294,500
Total	$ 61,845,000	$ 60,830,700	$ 122,675,700

2019A-2 Senior Bonds

Proceeds from the sale of the 2019A-2 Senior Bonds were used to: (i) reimburse ACM High Point VI, LLC (ACM) for the costs of public improvements; (ii) finance additional public improvements; (iii) fund the 2019A-2 Senior Reserve Fund; and (iv) pay other costs in connection with the issuance of the 2019A-2 Senior Bonds and the 2019B-2 Subordinate Bonds.

The 2019A-2 Senior Bonds were issued as accretion bonds, convertible to current interest bonds on December 1, 2024. Prior to conversion to current interest bonds, the 2019A-2 Senior Bonds do not pay current interest and accrete in value at an annual yield equal to 6.25%. The accreted amount compounds semiannually on each June 1 and December 1, beginning June 1, 2019, to and including December 1, 2024. Such accreted amount, together with the original principal amount of the 2019A-2 Senior Bonds, bears interest at the interest rate borne by the 2019A-2 Senior Bonds upon conversion to current interest bonds.

The 2019A-2 Senior Bonds are payable from: (i) the ad valorem property tax revenues generated in the District and Colorado International Center Metropolitan District No. 5 (District No. 5), (ii) specific ownership tax revenues in the District and District No. 5, (iii) PIF revenues generated in the District and District No. 5, (iv) PILOT revenues generated in the District and District No. 5, and (v) any other legally available monies the District and/or District No. 5 determine, in their sole discretion, to credit to the 2019A-2 Senior Bonds (see Note 7 – Agreements).

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

2019A-2 Senior Bonds (Continued)

The accreted principal balance at conversion on December 1, 2024, will be $30,145,000. The 2019A-2 Senior Bonds will accrete, compound, and bear interest at a rate of 6.25%. Upon conversion to current interest bonds, interest is payable semiannually on June 1 and December 1, commencing on June 1, 2025.

Annual principal payments are due on December 1 of each year beginning December 1, 2026, with a final maturity of December 1, 2048. on and after the conversion to current interest bonds, to the extent principal of the 2019A-2 Senior Bonds is not paid when due, such principal shall remain outstanding until paid and to the extent interest on any 2019A-2 Senior Bonds is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the bond until paid.

Outstanding bond principal and interest on the Series 2019A-2 Senior Bonds mature as follows (at full accretion):

Year Ending December 31,	Principal	Interest	Total
2024	$ -	$ -	$ -
2025	-	1,884,063	1,884,063
2026	245,000	1,884,063	2,129,063
2027	415,000	1,868,750	2,283,750
2028	485,000	1,842,813	2,327,813
2029-2033	3,215,000	8,699,689	11,914,689
2034-2038	5,070,000	7,477,814	12,547,814
2039-2043	7,560,000	5,601,876	13,161,876
2044-2048	13,155,000	2,832,807	15,987,807
Total	$ 30,145,000	$ 32,091,875	$ 62,236,875

2019B-2 Subordinate Bonds

The proceeds from the sale of the 2019B-2 Subordinate Bonds were used to: (i) finance additional public improvements; and (ii) pay certain costs of issuance in connection with the 2019B-2 Subordinate Bonds or reimburse ACM for the costs of public improvements.

The 2019B-2 Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning on December 15, 2019, but only to the extent of available 2019B-2 Subordinate Pledged Revenue. The 2019B-2 Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest.

The 2019B-2 Subordinate Bonds are payable as subordinate obligations under the 2019A-2 Senior Bonds and from the same revenues when those revenues are available for such purpose after the debt service on the 2019A-2 Senior Bonds has been fully paid and the 2019A-2 Senior Bonds are no longer outstanding.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

2019B-2 Subordinate Bonds (Continued)

No payments are permitted to be made on the 2019B-2 Subordinate Bonds until (a) the 2019A-2 Reserve Fund is filled to the amount of the 2019A-2 Required Reserve; (b) the 2019A-2 Senior Surplus Fund reaches the 2019A-2 Maximum Surplus Amount; and (c) annual debt service on the 2019A-2 Senior Bonds and any other obligations issued on parity therewith have been paid in full in any year.

To the extent principal of any 2019B-2 Subordinate Bond is not paid when due, such principal shall remain outstanding until the Termination Date of December 16, 2058, and shall continue to bear interest at the rate then borne by the bond. To the extent interest on any 2019B-2 Subordinate Bond is not paid when due, such interest shall compound annually on each interest payment date, at the rate then borne by the bond.

The Series 2019B-2 Bonds are cash flow bonds. Debt service on these bonds will be made if and when eligible pledged revenues are available. Therefore, these bonds are not included in the above schedule.

Developer Advances

On January 25, 2005, the Management District, Colorado International Center, LLC (CIC), and the District entered into the 2005 Operation Funding Agreement. Under this agreement, CIC agreed to advance funds to the District for its required payments to the Management District pursuant to a District Facilities Agreement. Interest on such advanced funds is to accrue at a rate of 8% per annum. The District is obligated to repay the amounts owed to the extent there are 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. This agreement is effective through December 31, 2045, unless terminated earlier by mutual agreement. From 2005 through 2006, the District received advances in the amount of $4,911 from CIC. In April 2018, CIC and Almond Palm LLC (AP), a related entity of the Developer, entered into an agreement whereby CIC assigned its reimbursement rights in the 2005 Operation Funding Agreement to AP. As of December 31, 2023, the outstanding amount due to AP was $11,971, which includes $7,060 of accrued interest.

ACM and the Aurora High Point Districts entered into the Operations Funding and Reimbursement Agreement (Aurora High Point-Westside) on July 20, 2017 for the purposes of acknowledging all prior advances made by LNR to the Districts, as assigned to ACM, and to provide for ACM's advancement of funds to the District for future operations costs of the District up to $1,000,000 for the fiscal years 2017 through 2020. The payment obligation to pay ACM constitutes a multiple-fiscal year obligation of the District. Simple interest shall accrue on each developer advance, including the prior advances, at a rate of 8%. The District intends to repay from certain revenues including ad valorem taxes and fees. Any mill levy certified by the District for the purpose of repaying advances made shall not exceed the mill levy limitation in the Service Plan, and in any event, shall not exceed 50 mills. The term of this Agreement is in effect until the earlier of the repayment of the obligation or December 1, 2047. As of December 31, 2023, the outstanding amount due to ACM was $34,919, which includes $19,766 of accrued interest.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

ACM and the Management District entered into the Capital Funding and Reimbursement Agreement (Aurora High Point-Westside) on July 20, 2017 (as amended on April 10, 2018 and October 8, 2018) for the purposes of acknowledging all prior advances made by LNR to the Aurora High Point Districts, as assigned to ACM, and to provide for ACM's advancement of funds to the District for future capital costs of the District up to $10,000,000 for the fiscal years 2017 through 2020. The payment obligation to pay ACM constitutes a multiple-fiscal year obligation of the District. Simple interest shall accrue on each developer advance, including the prior advances, at a rate of 8%. The District intends to repay from certain revenues including ad valorem taxes and fees. Any mill levy certified by the District for the purpose of repaying advances made shall not exceed the mill levy limitation in the Service Plan, and in any event, shall not exceed 50 mills. The term of this Agreement is in effect until the earlier of the repayment of the obligation or December 1, 2047. No advances have been made under this agreement.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 2, 2004 and on May 3, 2016, the District's electors authorized the incurrence of general obligation debt totaling $10,820,000,000 in principal at a rate not to exceed 18%. At December 31, 2023, the District has authorized but unissued indebtedness for the following purposes:

	Amount Authorized on November 2, 2004	Amount Authorized on May 3, 2016	Authorization Used					Authorized But Unused
			Series 2015A Bonds	Series 2015B Bonds	Series 2019A-1 Bonds	Series 2019A-2 Bonds	Series 2019B-2 Bonds	
Streets	$ 400,000,000	$ 400,000,000	$ 10,218,849	$ 729,403	$ 9,959,997	$ 13,598,643	$ 2,545,537	$ 762,947,571
Water Supply System	400,000,000	400,000,000	5,109,425	364,701	4,979,998	181,315	33,941	789,330,620
Storm and Sanitary Sewer	400,000,000	400,000,000	5,109,424	364,702	4,979,998	1,770,490	331,419	787,443,967
Parks and Recreation	400,000,000	400,000,000	-	-	-	5,780,757	1,082,103	793,137,140
Mosquito Control	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Fire Protection	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Television Relay/Translation	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Public Transportation	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Traffic and Safety Controls	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Debt Refunding	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Operations and Maintenance	20,000,000	400,000,000	-	-	-	-	-	420,000,000
Intergovernmental Agreements	400,000,000	400,000,000	-	-	-	-	-	800,000,000
Private Agreements	-	400,000,000	-	-	-	-	-	400,000,000
Special Assessments	-	400,000,000	-	-	-	-	-	400,000,000
Security	-	400,000,000	-	-	-	-	-	400,000,000
Multiple Fiscal Year Contracts	400,000,000	-	-	-	-	-	-	400,000,000
Total	$ 4,820,000,000	$ 6,000,000,000	$ 20,437,698	$ 1,458,806	$ 19,919,993	$ 21,331,205	$ 3,993,000	$ 10,752,859,298

The District's Service Plan limits total debt issuance for the Aurora High Point Districts to $400,000,000. The Service Plan also imposes a maximum debt mill levy which, until the debt to assessed value ratio is 50% or less, cannot exceed 50 mills as adjusted for any change in the method of calculating assessed valuation by the state on or after January 1, 2004. Once the debt to assessed value ratio is 50% or less, the District is not subject to a maximum debt mill levy. On any single property developed for residential uses, the District shall not impose a debt mill levy past 40 years after the year of the initial imposition of a debt service mill levy.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

NOTE 5 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2023, the District had restricted net position of:

Debt Service	$ 1,313,514
Capital Projects	970
Total Restricted Net Position	$ 1,314,484

The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of the calculation of net investment in capital assets and the restricted components of net position.

The District has a deficit in unrestricted net position. The deficit is a result of accrued unpaid interest on the District's long-term debt, issue costs attributable to the District's Series 2019 bonds, and funds for construction of public improvements have been transferred to the Management District.

NOTE 6 RELATED PARTIES

The former developers of the District were Colorado International Center, LLC (CIC) (2005-2006) and LNR CPI High Point, LLC (LNR) (2007-2017). Currently, the property within the District is owned by and is being developed by ACM High Point VI LLC, a Delaware limited liability corporation (ACM), which acquired the property from LNR in July 2017. During 2023, a majority of the members of the Board of Directors were officers of, employees of, or associated with ACM.

CIC, LNR, and ACM have all advanced funds to the District under various agreements. ACM is also the owner of the 2019A-2 Senior Bonds and 2019B-2 Subordinate Bonds.

NOTE 6 RELATED PARTIES (CONTINUED)

Facilities Funding and Acquisition Agreement

On October 16, 2023, the District, ACM entered into a Facilities Funding and Acquisition Agreement (the FFAA), effective as of January 1, 2023. Pursuant to the FFAA, the Developer agreed to advance funds to the District for payment of construction related expenses and / or for the District's acquisition of the Improvements upon completion up to the shortfall amount of $2,000,000. Prior to any reimbursement to the Developer, the District shall obtain a certification of an independent engineer that the Construction Related Expenses are reimbursable based on the copies of the invoices, bills, and requests for payment provided to the District. The District has agreed to reimburse the Developer for funds advanced under the FFAA, together with interest thereon at the rate of 8.0% per annum. Payments made under this agreement shall be applied first to interest and then to principal. The term of the FFAA shall expire on December 31, 2062 unless terminated earlier by mutual agreement of the parties.

NOTE 7 AGREEMENTS

Facilities Funding, Construction and Operations Agreement (FFCOA)

On January 21, 2005 (as amended on July 27, 2006), the Management District entered into a Facilities Funding, Construction and Operations Agreement (FFCOA) with the Taxing Districts. The Management District will own, operate, maintain, finance, and construct facilities benefiting all of the Aurora High Point Districts, and the Taxing Districts will contribute to the costs of construction, operation, and maintenance of such facilities. Since all assessed valuation of property developed will be located in the Taxing Districts, the Taxing Districts will either use proceeds of general obligation bonds or pledge their ad valorem tax revenues to pay their obligations to the Management District.

The current development within the District is subject to the following agreements.

GID Pledge Agreement

On October 27, 2011, the District entered into a GID Pledge Agreement (as amended on April 17, 2019, and June 24, 2019) with the Aurora Conference Center General Improvement District (Aurora GID), a municipal general improvement district and taxing entity of the City. The Aurora GID comprises certain property that is within the Aurora Conference Center Urban Renewal Area (URA), plus property within the District which is not within the URA. The Aurora GID is authorized to levy an ad valorem property tax (GID tax levy) to finance the construction of offsite public improvements that will service a public conference center in the area. The Aurora GID will submit payment to the District of the collected property taxes and that portion of the specific ownership taxes attributable to the GID tax levy (less that portion of the GID tax levy collected from properties solely within the URA). The GID tax levy will be levied commencing in 2013 (for collection in 2014) and continuing each year thereafter until the earlier of (a) 2046 (for collection in 2047) or (b) all infrastructure bonds have been fully repaid. Payments received under this agreement by the District are pledged for payment on the District's 2019A-1 Bonds.

NOTE 7 AGREEMENTS (CONTINUED)

Capital Pledge Agreement

On April 18, 2019, the District entered in the Capital Pledge Agreement with District No. 5 and the trustee for the 2019A-2 Senior Bonds and 2019B-2 Subordinate Bonds. The Capital Pledge Agreement provides that, in exchange for the purchase of the applicable 2019A-2 Senior Bonds and 2019B-2 Subordinate Bonds, which were to be applied to the provision of public improvements, District No. 5 agrees to pay such portion of the debt service costs of the 2019A-2 Senior Bonds and the 2019B-2 Subordinate Bonds as may be funded with certain pledged revenue of District No. 5. The Capital Pledge Agreement limits the ability of District No. 5 to issue additional debt obligations and obligates District No. 5 to take certain actions with respect to generating revenues for the benefit of the 2019A-2 Senior and 2019B-2 Subordinate bondholders. As of December 31, 2023, District No. 5 collected $2,677 as required in accordance with the Capital Pledge Agreement.

PIF Covenants

Pursuant to separate Declaration of Covenants Imposing and Implementing a Public Improvement Fee recorded by LNR on December 30, 2015, and by ACM on April 17, 2019, retail and lodging sales within the District and District No. 5 are subject to a one-half percent (0.5%) public improvement fee (PIF). The PIF revenue is pledged to the payment of the District's 2019 Bonds.

ACM PILOT Covenant

On April 17, 2019, ACM recorded a Declaration of Payment in Lieu of Taxes (ACM PILOT Covenant) for the benefit of the District. The ACM PILOT Covenant imposes against property owned by ACM at the time the ACM PILOT Covenant was recorded and which is subsequently sold to a tax-exempt entity within the boundaries of the GID, the District, or District No. 5, a payment obligation equal to the amount that would otherwise be produced by an ad valorem mill levy imposed by the GID, the District, or District No. 5. The revenue generated by the ACM PILOT Covenant is pledged to the repayment of the District's 2019 Bonds.

RIDA PILOT Covenant

On April 17, 2019, RIDA High Point Land. LLC (RIDA) recorded a Declaration of Payment in Lieu of Taxes (RIDA PILOT Covenant) for the benefit of the District. The RIDA PILOT Covenant imposes against any property sold to a tax-exempt entity within the GID area a payment obligation equal to the amount that would otherwise be produced by the GID's ad valorem mill levy. The revenue generated by the RIDA PILOT Covenant is pledged to the repayment of the District's 2019 Bonds.

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement with the City of Aurora

The District and the City are parties to an intergovernmental agreement (City IGA) dated February 4, 2005, pursuant to the requirements of the Service Plan. Under the City IGA, the District covenants to dedicate all 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 agreement states that the District is not authorized to operate and maintain improvements, other than park and recreation improvements, 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, 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 ARI Mill Levy is not pledged to the payment of the Series 2019 Bonds. For collection year 2023, the District has levied 1.001 mill in compliance with the City IGA.

ARTA Agreement

In 2006, the District, along with other metropolitan districts within Aurora, entered into the Aurora Regional Transportation Authority (ARTA) Establishment Agreement. This Agreement was amended on August 14, 2007, February 20, 2008, July 21, 2008, June 11, 2009, June 6, 2013, June 6, 2019, June 4, 2020, and September 27, 2022 to add additional metropolitan district members. ARTA will plan, design, acquire, construct, relocate, redevelop, and finance regional improvements within the boundaries of the metropolitan districts which are a party to the Agreement using the revenue from the ARI Mill Levy of each of the districts. In accordance with the Agreement, the City has been offered the right to appoint no less than 30% and no more than 49% of the ARTA Board, but as of December 31, 2023, had not exercised this right.

NOTE 7 AGREEMENTS (CONTINUED)

Denver High Point IGA

On April 12, 2018, the Management District entered into a Cost Sharing and Reimbursement Agreement (the Denver High Point IGA) with Denver High Point at DIA Metropolitan District (DHP). DHP functions as the management district for the Denver High Point Districts and is responsible for coordinating and managing the financing, acquisition, construction, completion, and operation and maintenance of all public infrastructure and services within the portion of High Point in Denver. Construction of certain regional improvements funded by the Management District and DHP benefitted property owners and taxpayers in both the Aurora and Denver portions of High Point; however, the parties have determined that such costs should be re-distributed based on an engineer's recommendation of benefit provided and, as a result, the parties entered into the Denver High Point IGA to, among other things, re-allocate such costs between the two districts (assigning 56.18% of such costs to DHP and 43.83% the Management District). Accordingly, pursuant to the Denver High Point IGA, both the Management District and DHP acknowledge that the Management District is entitled to be reimbursed by DHP in the amount of $10,021,145 for various capital expenditures the Management District previously made and which the Board of Directors of DHP has determined conferred a benefit to one or more of the Denver High Point Districts. DHP has received an engineer's certification to verify the allocated amount owed to the Management District for the improvements constructed. The Management District was reimbursed in the amount of $10,021,145. by DHP from proceeds of the Colorado International Center No. 14 Limited Tax General Obligation Refunding and Improvement Bonds, Series 2018, which closed on April 12, 2018.

On May 7, 2018, the Denver High Point IGA was amended to include the District as a party to the Denver High Point IGA; to recognize certain improvements that the District constructed as Regional Facilities under the Denver High Point IGA; to reallocate costs associated with the construction of such improvements as part of the total reallocation under the Denver High Point IGA; and to recognize that the Management District is entitled to an additional reimbursement to further reconcile DHP's proportionate share of the re-allocated costs. Accordingly, the reimbursement amount was reallocated and increased from $10,021,145 to $22,399,716.

Facilities Acquisition and Reimbursement Agreement

On April 14, 2022, the District, ACM, and Richmond American Homes of Colorado Inc. (Richmond) entered into a Facilities Acquisition and Reimbursement Agreement (the FARA) (as amended on October 23, 2023). The FARA outlines certain duties and responsibilities of the District and Richmond. Pursuant to the FARA, the District and Richmond shall each be responsible for 50% of certain construction costs related to improvements for 65th, 66th and 67th Avenue. Also pursuant to the FARA, the District shall be responsible for 75% of construction costs related to certain improvements for Lisbon Street, while Richmond shall be responsible for the remaining 25%. The FARA also defines that the District shall reimburse Richmond for certified construction costs up to a maximum amount of $8,787,834 plus interest, which will accrue at a simple interest rate of 8.0% per annum. As of December 31, 2023, the District has paid $7,260,520 to the Management District.

NOTE 8 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 (the Pool). 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 and public officials' liability 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 9 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.

On November 2, 2004 and on May 3, 2016, a majority of the District's electors authorized the District to collect and spend or retain taxes of up to $20,000,000 annually for operations and maintenance and any revenues from any other sources without regard to any limitations imposed by TABOR beginning in 2005. Additionally, the District electors authorized the District to collect, retain, and spend all revenue without regard to limitation under TABOR in 2005 and all subsequent years.

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. The District transfers all its revenues subject to TABOR to the Management District. Therefore, the Emergency Reserve related to the District's revenue stream is captured in the Management District.

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.

SUPPLEMENTARY INFORMATION

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 2,712	$ 2,712	$ -
Specific Ownership Taxes	190	174	(16)
Interest Income	165,000	364,476	199,476
GID Revenue	156,105	151,324	(4,781)
Intergovernmental revenues - CIC 5	2,437	2,677	240
Total Revenues	326,444	521,363	194,919
EXPENDITURES			
County Treasurer's Fee	41	41	-
Paying Agent Fees	10,000	10,000	-
Contingency	4,959	-	4,959
Total Expenditures	15,000	10,041	4,959
EXCESS OF REVENUES OVER EXPENDITURES	311,444	511,322	199,878
OTHER FINANCING SOURCES			
Transfers From Other Funds	-	167	167
Total Other Financing Sources	-	167	167
NET CHANGE IN FUND BALANCE	311,444	511,489	200,045
Fund Balance - Beginning of Year	7,041,886	7,116,796	74,910
FUND BALANCE - END OF YEAR	$ 7,353,330	$ 7,628,285	$ 274,955

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 31,729	$ 1,864	$ (29,865)
Total Revenues	31,729	1,864	(29,865)
EXPENDITURES			
Intergovernmental Expenditures AHP	3,024,752	240,332	2,784,420
Total Expenditures	3,024,752	240,332	2,784,420
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,993,023)	(238,468)	2,754,555
OTHER FINANCING SOURCES (USES)			
Developer Advance	2,000,000	-	(2,000,000)
Transfers To Other Fund	-	(167)	(167)
Total Other Financing Sources (Uses)	2,000,000	(167)	(2,000,167)
NET CHANGE IN FUND BALANCE	(993,023)	(238,635)	754,388
Fund Balance - Beginning of Year	1,245,997	239,605	(1,006,392)
FUND BALANCE - END OF YEAR	$ 252,974	$ 970	$ (252,004)

OTHER INFORMATION

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
YEAR ENDED DECEMBER 31, 2023

Bonds and Interest Maturing in the Year Ending December 31,	$41,816,496.75 Limited Tax General Obligation and Special Revenue Refunding and Improvement Convertible Capital Appreciation Bonds Series 2019A-1 Dated April 18, 2019 Interest at 6.000% Payable June 1 and December 1 Principal Due December 1			$21,331,204.90 Limited Tax General Obligation and Special Revenue Convertible Capital Appreciation Bonds Series 2019A-2 Dated April 18, 2019 Interest at 6.250% Payable June 1 and December 1 Principal Due December 1			Totals		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2025	-	-	-	-	1,884,063	1,884,063	-	1,884,063	1,884,063
2026	-	3,710,700	3,710,700	245,000	1,884,063	2,129,063	245,000	5,594,763	5,839,763
2027	-	3,710,700	3,710,700	415,000	1,868,750	2,283,750	415,000	5,579,450	5,994,450
2028	145,000	3,710,700	3,855,700	485,000	1,842,813	2,327,813	630,000	5,553,513	6,183,513
2029	160,000	3,702,000	3,862,000	515,000	1,812,500	2,327,500	675,000	5,514,500	6,189,500
2030	230,000	3,692,400	3,922,400	590,000	1,780,313	2,370,313	820,000	5,472,713	6,292,713
2031	510,000	3,678,600	4,188,600	630,000	1,743,438	2,373,438	1,140,000	5,422,038	6,562,038
2032	1,410,000	3,648,000	5,058,000	715,000	1,704,063	2,419,063	2,125,000	5,352,063	7,477,063
2033	1,610,000	3,563,400	5,173,400	765,000	1,659,375	2,424,375	2,375,000	5,222,775	7,597,775
2034	1,930,000	3,466,800	5,396,800	855,000	1,611,563	2,466,563	2,785,000	5,078,363	7,863,363
2035	2,185,000	3,351,000	5,536,000	915,000	1,558,125	2,473,125	3,100,000	4,909,125	8,009,125
2036	2,740,000	3,219,900	5,959,900	1,015,000	1,500,938	2,515,938	3,755,000	4,720,838	8,475,838
2037	2,910,000	3,055,500	5,965,500	1,085,000	1,437,500	2,522,500	3,995,000	4,493,000	8,488,000
2038	3,185,000	2,880,900	6,065,900	1,200,000	1,369,688	2,569,688	4,385,000	4,250,588	8,635,588
2039	3,380,000	2,689,800	6,069,800	1,275,000	1,294,688	2,569,688	4,655,000	3,984,488	8,639,488
2040	3,685,000	2,487,000	6,172,000	1,405,000	1,215,000	2,620,000	5,090,000	3,702,000	8,792,000
2041	3,910,000	2,265,900	6,175,900	1,495,000	1,127,188	2,622,188	5,405,000	3,393,088	8,798,088
2042	4,245,000	2,031,300	6,276,300	1,640,000	1,033,750	2,673,750	5,885,000	3,065,050	8,950,050
2043	4,505,000	1,776,600	6,281,600	1,745,000	931,250	2,676,250	6,250,000	2,707,850	8,957,850
2044	4,880,000	1,506,300	6,386,300	1,905,000	822,188	2,727,188	6,785,000	2,328,488	9,113,488
2045	5,180,000	1,213,500	6,393,500	2,025,000	703,125	2,728,125	7,205,000	1,916,625	9,121,625
2046	5,595,000	902,700	6,497,700	2,205,000	576,563	2,781,563	7,800,000	1,479,263	9,279,263
2047	9,450,000	567,000	10,017,000	2,345,000	438,750	2,783,750	11,795,000	1,005,750	12,800,750
2048	-	-	-	4,675,000	292,181	4,967,181	4,675,000	292,181	4,967,181
Totals	$ 61,845,000	$ 60,830,700	$ 122,675,700	$ 30,145,000	$ 32,091,875	$ 62,236,875	$ 91,990,000	$ 92,922,575	$ 184,912,575

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
YEAR ENDED DECEMBER 31, 2023

			Total Mills Levied				Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation	Percent Change	General Operations	Aurora Regional Improvements	Debt Service	Total	Levied	Collected	Collected to Levied
2019/2020	$ 3,770	0.0%	10.000	1.000	10.000	21.000	$ 80	$ 74	92.50 %
2020/2021	3,770	0.0%	10.000	1.000	10.000	21.000	80	80	100.00 %
2021/2022	3,540	-6.1%	10.000	1.000	10.000	21.000	74	70	94.59 %
2022/2023	270,930	7553.4%	10.000	1.001	10.010	21.011	5,695	5,695	100.00 %
Estimated for Year Ending December 31, 2024	$ 259,470	-4.2%	10.403	1.039	10.981	22.423	$ 5,818		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years, as well as reductions for property tax refunds or abatements. Information received from the Treasurer does not permit identification of specific year of assessment.

Source: Adams County Assessor and Treasurer.

ANNUAL DISCLOSURE

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
ANNUAL DISCLOSURE
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED - DISTRICT NO. 5
YEAR ENDED DECEMBER 31, 2023

District No. 5

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied: General Operations	Aurora Regional Improvements	Debt Service	Total	Total Property Taxes: Levied	Collected	Percent Collected to Levied
2019/2020	$ 5,810	0.0%	10.000	1.000	10.000	21.000	$ 388	$ 388	100.00 %
2020/2021	5,810	0.0%	10.000	1.000	10.000	21.000	394	394	100.00 %
2021/2022	5,520	-5.0%	11.132	1.000	55.664	67.796	374	374	100.00 %
2022/2023	43,290	684.2%	11.132	1.000	55.664	67.796	2,935	2,935	100.00 %
Estimated for Year Ending December 31, 2024	$ 2,303,780	5221.7%	11.866	1.166	58.327	71.359	$ 164,396		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years, as well as reductions for property tax refunds or abatements. Information received from the Treasurer does not permit identification of specific year of assessment.

Source: Adams County Assessor and Treasurer.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
ANNUAL DISCLOSURE
2023 ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICTS
YEAR ENDED DECEMBER 31, 2023

Property Class	District No. 4 Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation	District No. 5 Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Valuation Year - 2023				
Agricultural Property	$ 890	0.34%	$ 7,120	0.31%
Personal Property	4,480	1.73	50,330	2.18
Residential Multi - Family	-	-	1,908,580	82.85
State Assessed	40	0.02	337,750	14.66
Vacant Land	254,060	97.91	-	-
Total	$ 259,470	100%	$ 2,303,780	100%

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
ANNUAL DISCLOSURE
ALL TAXPAYERS WITHIN THE DISTRICTS
YEAR ENDED DECEMBER 31, 2023

District No. 4

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Valuation Year - 2023		
ACM High Point VI LLC	$ 254,950	98.26%
XCEL	4,520	1.74
Total	$ 259,470	100.00%

District No. 5

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Valuation Year - 2023		
Boz Highpoint Owner LLC	$ 1,908,580	82.85%
XCEL	388,080	16.85
ACM High Point LLC	2,050	0.09
Richmond American Homes of Colorado	2,910	0.13
Meritage Homes of Colorado	2,160	0.09
Total	$ 2,303,780	100.00%

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
ANNUAL DISCLOSURE
HISTORY OF ASSESSED VALUATIONS AND MILL LEVIES FOR THE GID
YEAR ENDED DECEMBER 31, 2023

Levy/ Collection Year	Gross Assessed Valuation	Tax Increment Portion Allocable to Urban Renewal Authority	Net Assessed Valuation	Portion Allocable to the 2019 A-1		Mill Levy General Fund
2014/2015	9,110	-	9,110	n/a		32.931
2015/2016	10,940	-	10,940	n/a		40.000
2016/2017	10,720	-	10,720	n/a		40.000
2017/2018	14,325,730	11,974,270	2,351,460	n/a		40.000
2018/2019	122,967,670	118,268,510	4,699,160	3,263,620		40.000
2019/2020	*	*	5,366,460	3,437,309	*	40.000
2020/2021	212,121,260	206,605,930	5,515,330	3,557,094	*	40.000
2021/2022	152,784,940	147,670,090	5,114,850	3,482,359	*	40.000
2022/2023	154,426,480	149,487,230	4,939,250	3,508,171	*	40.000
2023/2024	-	-	-	-	**	40.000

* Information unavailable from county website/estimated based on collections
** Information not provided by City and unavailable from the county website

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 4
ANNUAL DISCLOSURE
SELECTED DEBT RATIOS FOR THE DISTRICT
YEAR ENDED DECEMBER 31, 2023

Property Class	Total Debt
Balance of 2019A-1 Bonds as of December 31, 2023	$ 55,222,844
2023 Certified Assessed Valuation	259,470
Ratio of 2019A-1 Bonds to 2023 Certified Assessed Valuation	21282.94%
2023 District Statutory Actual Value	914,115
Ratio of Direct Debt to 2022 District Statutory "Actual" Value	6041.13%