

**COLORADO INTERNATIONAL CENTER METROPOLITAN  
DISTRICT NO. 8  
Adams County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2023**

<b>INDEPENDENT AUDITOR'S REPORT</b>	<b>I</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES (DEFICITS) – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) OF         THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE (DEFICIT) – BUDGET AND ACTUAL</b>	<b>25</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>26</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>28</b>
<b>CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION</b>	
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED – COLORADO INTERNATIONAL CENTER     METROPOLITAN DISTRICT NO. 9</b>	<b>30</b>
<b>ASSESSED VALUATION CLASSES AND DISTRICT TAXPAYERS</b>	<b>31</b>
<b>MILL LEVY AFFECTING PROPERTY OWNERS IN THE DISTRICT</b>	<b>32</b>



**SCHILLING & COMPANY, INC.**

*Certified Public Accountants*

P.O. Box 631579  
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086

FAX: 720.348.2920

## **Independent Auditor's Report**

Board of Directors  
Colorado International Center  
Metropolitan District No. 8  
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. 8 (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. 8, 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 continuing disclosure annual financial information included in the annual report. The other information and continuing disclosure annual financial information is listed in the table of contents and does 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 continuing disclosure annual financial information, 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 continuing disclosure annual financial information and consider whether a material inconsistency exists between the other information and continuing disclosure annual financial information and the basic financial statements, or the other information and continuing disclosure annual financial information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information and continuing disclosure annual financial information exists, we are required to describe it in our report.

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
November 5, 2024

## **BASIC FINANCIAL STATEMENTS**

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments - Restricted	\$ 21,095,418
Due from Colorado International Center Metropolitan District No. 9	108,657
Due from Colorado International Center Metropolitan District No. 11	285,300
Receivable from County Treasurer	28,469
Property Tax Receivable	25,298
Total Assets	<u>21,543,142</u>
<b>LIABILITIES</b>	
Due to Aurora High Point at DIA Metropolitan District	37,478
Due to the 64th Ave. ARI	2,078
Noncurrent Liabilities:	
Due in More Than One Year	58,071,488
Total Liabilities	<u>58,111,044</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	25,298
Total Deferred Inflows of Resources	<u>25,298</u>
<b>NET POSITION</b>	
Restricted for:	
Debt Service	100,950
Unrestricted	<u>(36,694,150)</u>
Total Net Position	<u><u>\$ (36,593,200)</u></u>

See accompanying Notes to Basic Financial Statements.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2023**

	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 2,266,657	\$ -	\$ -	\$ -	\$ (2,266,657)
Interest on Long-Term Debt and Related Costs	3,547,250	-	108,657	-	(3,438,593)
Total Governmental Activities	<u>\$ 5,813,907</u>	<u>\$ -</u>	<u>\$ 108,657</u>	<u>\$ -</u>	(5,705,250)
<b>GENERAL REVENUES</b>					
Property Taxes					25,299
Property Taxes - 64th Ave ARI					2,116
Specific Ownership Taxes					1,465
Interest Income					1,141,239
Interest on Due From Other Districts					18,204
Total General Revenues and Transfers					<u>1,188,323</u>
<b>CHANGES IN NET POSITION</b>					(4,516,927)
Net Position - Beginning of Year					<u>(32,076,273)</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ (36,593,200)</u>

See accompanying Notes to Basic Financial Statements.



**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments - Restricted	\$ -	\$ -	\$ 21,095,418	\$ 21,095,418
Receivable from County Treasurer	24,176	4,293	-	28,469
Due from CIC MD 9	-	108,657	-	108,657
Due from CIC MD 11	-	-	285,300	285,300
Property Tax Receivable	7,784	17,514	-	25,298
	<u>31,960</u>	<u>130,464</u>	<u>21,380,718</u>	<u>21,543,142</u>
Total Assets				
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Due to AHP	\$ 22,098	\$ 12,000	\$ 3,380	\$ 37,478
Due to the 64th Ave. ARI	2,078	-	-	2,078
Total Liabilities	24,176	12,000	3,380	39,556
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	7,784	17,514	-	25,298
Deferred Revenue	-	-	285,300	285,300
Total Deferred Inflows of Resources	7,784	17,514	285,300	310,598
<b>FUND BALANCES</b>				
Restricted for:				
Debt Service	-	100,950	-	100,950
Capital Projects	-	-	21,092,038	21,092,038
Total Fund Balances	-	100,950	21,092,038	21,192,988
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 31,960</u>	<u>\$ 130,464</u>	<u>\$ 21,380,718</u>	

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

Revenue deferred in the fund statements because it is not  
available to pay for the current period expenditures is  
earned in the government-wide statements.

285,300

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	(47,144,000)
Developer Advances	(17,093)
Accrued Interest on Bonds Payable	(10,887,386)
Accrued Interest on Developer Advances	(23,009)

Net Position of Governmental Activities

\$ (36,593,200)

See accompanying Notes to Basic Financial Statements.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 21,163	\$ 4,136	\$ -	\$ 25,299
Property Taxes - 64th Ave ARI	2,116	-	-	2,116
Specific Ownership Taxes	1,247	218	-	1,465
Interest Income	-	-	1,141,239	1,141,239
Intergovernmental Revenue CIC 9	-	108,657	-	108,657
Total Revenues	<u>24,526</u>	<u>113,011</u>	<u>1,141,239</u>	<u>1,278,776</u>
<b>EXPENDITURES</b>				
Current:				
Banking Fees	-	-	54,882	54,882
County Treasurer's Fee	313	61	-	374
County Treasurer's Fee - 64th Ave ARI	38	-	-	38
Intergovernmental Expense AHP	22,097	-	372,144	394,241
Intergovernmental Expense 64th Ave ARI	2,078	-	1,815,105	1,817,183
Paying Agent Fees	-	4,000	-	4,000
Total Expenditures	<u>24,526</u>	<u>4,061</u>	<u>2,242,131</u>	<u>2,270,718</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	108,950	(1,100,892)	(991,942)
Fund Balances (Deficits) - Beginning of Year	-	(8,000)	22,192,930	22,184,930
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 100,950</u>	<u>\$ 21,092,038</u>	<u>\$ 21,192,988</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES (DEFICITS) OF THE GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ (991,942)
--	--------------

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

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenue in the fund financial statements.

Change in Deferred Receivable - Interest	18,204
--	--------

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 Payable - Change in Liability	(3,541,822)
Accrued Interest Payable Developer Advance - Change in Liability	<u>(1,367)</u>

Changes in Net Position of Governmental Activities	<u><u>\$ (4,516,927)</u></u>
--	------------------------------

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
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)
<b>REVENUES</b>			
Property Taxes	\$ 22,406	\$ 21,163	\$ (1,243)
Property Taxes - 64th Ave ARI	-	2,116	2,116
Specific Ownership Taxes	1,568	1,247	(321)
Other Revenue	2,026	-	(2,026)
Total Revenues	26,000	24,526	(1,474)
<b>EXPENDITURES</b>			
Contingency	2,026	-	2,026
County Treasurer's Fee	336	313	23
County Treasurer's Fee - 64th Ave ARI	-	38	(38)
Intergovernmental Expense AHP	21,601	22,097	(496)
Intergovernmental Expense 64th Ave ARI	2,037	2,078	(41)
Total Expenditures	26,000	24,526	1,474
Fund Balance - Beginning of Year	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 1    DEFINITION OF REPORTING ENTITY**

Colorado International Center Metropolitan District No. 8, (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by an order and decree of the District Court recorded in Adams County 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 approved by the city of Aurora (the City) on August 30, 2004, as modified on August 14, 2006, and amended August 17, 2000. 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. 3, 4, 5, 6, 7, 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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 interest income. 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

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. The District currently has no activity in its General Fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation 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.

The District amended its annual budget for the year ended December 31, 2023.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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.

**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.



**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments - Restricted	<u>\$ 21,095,418</u>
Total Cash and Investments	<u><u>\$ 21,095,418</u></u>

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

Investments	<u>\$ 21,095,418</u>
Total Cash and Investments	<u><u>\$ 21,095,418</u></u>

**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.

On 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	<u>\$ 21,095,418</u>

**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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**COLOTRUST (Continued)**

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:					
Limited Tax Genreal Obligation Bonds					
Series 2020	\$ 47,144,000	\$ -	\$ -	\$ 47,144,000	\$ -
Accrued Interest					
Series 2020	7,345,564	3,541,822	-	10,887,386	-
Subtotal Bonds Payable	54,489,564	3,541,822	-	58,031,386	-
Other Debts:					
Developer Advance - ACM	12,227	-	-	12,227	-
Developer Advance - AP	4,866	-	-	4,866	-
Accrued Interest on:					
Developer Advance - ACM	15,029	978	-	16,007	-
Developer Advance - AP	6,613	389	-	7,002	-
Subtotal Other Debts	38,735	1,367	-	40,102	-
Total Long-Term Obligations	<u>\$ 54,528,299</u>	<u>\$ 3,543,189</u>	<u>\$ -</u>	<u>\$ 58,071,488</u>	<u>\$ -</u>

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

**Limited Tax General Obligation Bonds, Series 2020 (the Bonds)**

**Bond Proceeds**

The District issued the Bonds on September 16, 2020, in the par amount of \$47,144,000. Proceeds from the sale of the Bonds are to be used to finance public improvements related to the development of property within the District and Colorado International Center Metropolitan District No. 9 (District No. 9), and to pay costs of issuance.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Bonds Details**

The Bonds bear interest at the rate of 6.50% 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, and the annual debt service requirements are determined based on the availability of pledged revenue. Unpaid interest on the Bonds compounds annually on each December 1 at the rate then borne by the Bond. 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.

**Bonds Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2025, and on any date thereafter, upon payment of 100% of the principal amount of the Bonds to be redeemed, plus accrued interest to the redemption date, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2025, to August 31, 2026	3.00%
September 1, 2026, to August 31, 2027	2.00
September 1, 2027, to August 31, 2028	1.00
September 1, 2028, and thereafter	0.00

**Bonds Pledged Revenue**

The District, District No. 9, and the Trustee have entered into a Capital Pledge Agreement (the Capital Pledge Agreement) pursuant to which District No. 9 is obligated to impose the District No. 9 Required Mill Levy (defined below) and remit the proceeds to the Trustee, or as otherwise directed by the District for the repayment of the Bonds.

The Bonds are secured by and payable from District Pledged Revenue and District No. 9 Pledged Revenue. The District Pledged Revenue and District No. 9 Pledged Revenue are each comprised of, for the respective District: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all PILOT (payment in lieu of taxes) Revenues collected pursuant to the Declaration of Payment in Lieu of Taxes that has been recorded against all of the property in the Districts; and, (d) any other legally available moneys which the respective District determines, in its absolute discretion, to credit to the Bond Fund.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Mill Levy Commencement Year**

The District and District No. 9 (the Districts) are required to impose ad valorem mill levies beginning 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. In the Mill Levy Commencement Year and, in each year, thereafter, the Districts are required to impose mill levies sufficient to pay the Bonds as they become due, but not in excess of 45 mills, as to the District, and 35 mills, as to District No. 9 (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2004).

**Bonds Debt Service**

The annual debt service requirements on the Bonds are not currently determinable since they are payable only from available Pledged Revenue.

**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 \$4,866 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. On December 31, 2023, the outstanding amount due to AP was \$11,868, which includes \$7,002 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, and amended on July 12, 2021 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 \$5,000,000 for the fiscal years 2017 through 2025. 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances (Continued)**

Any mill levies 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. On December 31, 2023, the outstanding amount due to ACM was \$28,234, which includes \$16,007 of accrued interest.

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 \$35,000,000 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.

**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 principle at a rate not to exceed 18%. On December 31, 2023, the District has authorized but unissued indebtedness for the following purposes:

	Amount Authorized		Authorization Used	Remaining at
	on November 2, 2004	on May 3, 2016	Series 2020 Bonds	December 31, 2023
Streets	\$ 400,000,000	\$ 400,000,000	\$ 20,690,013	\$ 779,309,987
Water Supply System	400,000,000	400,000,000	5,086,763	794,913,237
Storm and Sanitary Sewer	400,000,000	400,000,000	9,188,725	790,811,275
Parks and Recreation	400,000,000	400,000,000	6,855,047	793,144,953
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	5,323,452	794,676,548
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	<u>\$ 4,820,000,000</u>	<u>\$ 6,000,000,000</u>	<u>\$ 47,144,000</u>	<u>\$ 10,772,856,000</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

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. The District had restricted net position as of December 31, 2024 as follows:

Debt Service Reserve	\$ 100,950
Total Restricted Net Position	<u><u>\$ 100,950</u></u>

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 2020 bonds, and funds for construction of public improvements have been transferred to the Management District.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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 or Westside Investment Partners, Inc.

CIC, LNR, and ACM have all advanced funds to the District under various agreements.

The District has entered into various agreements with Westside Investment Partners, Inc., as described in Note 8.

**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.

**Intergovernmental Agreement with the City of Aurora**

The District and the City are parties to an intergovernmental agreement (City IGA) dated February 4, 2005, (as amended by the First Amendment thereto dated August 17, 2020) 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 (A) five (5) mills, if the District has executed an ARI Establishment Agreement or (B) if the District has not executed an ARI Establishment Agreement by August 17, 2021 (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 District, along with other entities, organized the 64<sup>th</sup> Ave ARI Authority (Authority) which allows the ARI Mill Levy Revenue to be conveyed to the Authority. See Note 8.



**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 7    AGREEMENTS (CONTINUED)**

**Amended and Restated Partial Assignment of Reimbursement Rights and Facilities Reimbursement Agreement**

In September 2022, the District entered into that certain Partial Assignment of Reimbursement Rights and Facilities Reimbursement Agreement with ACM High Point VI LLC ("ACM") and HP Property Owner, LLC ("Banyan"), pursuant to which Banyan agreed to construct certain public improvements, and for the District to reimburse Banyan for the verified construction related expenses thereof up to a maximum amount of \$5,558,914. Subsequently, the District issued its Limited Tax General Obligation Bonds, Series 2020 (see above), and the parties determined that, for purposes of efficiency, it would be appropriate for the District to construct the public improvements that were previously the responsibility of Banyan. To recognize the parties' intent, the District, Banyan, and ACM entered into the Amended and Restated Partial Assignment of Reimbursement Rights and Facilities Reimbursement Agreement ("A/R Partial Assignment") to provide that the District would be primarily responsible for the construction of the public improvements. The A/R Partial Assignments provides that, to the extent ACM constructs any of the public improvements, Banyan has assigned the right to reimbursement for the verified costs thereof to ACM. Banyan shall continue to be entitled to reimbursement for its own verified public improvement expenses.

**Facilities Reimbursement Agreement – Hyde Improvements**

The District, District No. 9, Highpoint Acquisition, LLC and ACM High Point entered into a Facilities Reimbursement Agreement for the purpose of reimbursing Public Improvements constructed by Hyde Property (Hyde FRA), effective February 16, 2024. The agreement specifies that the District will reimburse Hyde for certified construction costs in an amount up to \$21,500,000 from the Subordinate bond issuance.

**NOTE 8    64<sup>TH</sup> AVE ARI AUTHORITY**

The 64<sup>th</sup> Ave. ARI Authority (the Authority) was organized on April 7, 2020, pursuant to the 64<sup>th</sup> Ave. ARI Establishment Agreement (Establishment Agreement) as amended and restated on July 28, 2020. The Authority was established to design, finance, acquire, construct, maintain and install the widening of the 64<sup>th</sup> Ave. bridge over E-470 and the extension of 64<sup>th</sup> Ave. from E-470 to Jackson Gap (64<sup>th</sup> Ave. Regional Improvements) as outlined in the Establishment Agreement. The Authority was organized by and among the following entities:

1. Colorado International Center Metropolitan District No. 6,
2. Colorado International Center Metropolitan District No. 7,
3. Colorado International Center Metropolitan District No. 8,
4. Colorado International Center Metropolitan District No. 9,
5. Colorado International Center Metropolitan District No. 10,
6. Colorado International Center Metropolitan District No. 11,
7. HM Metropolitan District No. 2 (HM District No. 2),
8. Velocity Metropolitan District No. 4,
9. Velocity Metropolitan District No. 5,
10. Velocity Metropolitan District No. 6

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 8    64<sup>TH</sup> AVE ARI AUTHORITY (CONTINUED)**

The Colorado International Center Metropolitan District Nos. 6, 7, 8, 9, 10, and 11 are collectively the CIC Districts. The Velocity Metropolitan District Nos 4, 5 and 6 are collectively the Velocity Districts. The CIC Districts, HM District No. 2 and the Velocity Districts are collectively the Member Districts. The primary revenues of the Authority will be property taxes transferred from the Member Districts. The Authority is governed by a Board of Directors appointed by the Member Districts.

The Authority has entered into various agreements with the Member Districts to provide for the funding of operations and 64<sup>th</sup> Ave. Regional Improvements of the Authority. The CIC Districts have designated District No. 11 to make the advances required under the Amended and Restated Facilities Funding and Reimbursement Agreement, and the Facilities Funding and Reimbursement Agreement – Districts Funding Deposit and Project Budget Shortfall disclosed below.

**ARI Mill Levy**

Per the 64<sup>th</sup> Authority Districts' Service Plans and the Establishment Agreement described below, the 64<sup>th</sup> Authority Districts are obligated to impose the Aurora Regional Improvements Mill Levy (ARI Mill Levy) beginning in tax collection year 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.

**Amended and Restated Operation Funding Agreement**

The Authority, District No. 11, and Westside Investment Partners, Inc. (Westside) entered into an Intergovernmental Operation Funding Agreement (OFA), effective July 28, 2020, which sets forth (a) the rights, obligations, and procedures for the advancing of funds for operation and maintenance expenses of the Authority above the amount already allocated from the revenue generated by the ARI Mill Levy of District No. 11 designated for operations and maintenance, and (b) the procedure by which the Authority can request additional advances from District No. 11 and Westside to cover any shortfall amount above and beyond the ARI Mill Levy Revenue pledged by District No. 11 and designated for the Authority's annual operations and maintenance, and the procedure by which District No. 11 and Westside advance such funds. The Authority, the CIC Districts, and Westside entered into an Amended and Restated OFA, effective July 28, 2020, to add the District and District Nos. 6, 7, 9, and 10 as parties to the OFA.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 8 64<sup>TH</sup> AVE ARI AUTHORITY (CONTINUED)**

**Facilities Funding and Reimbursement Agreement – Districts Funding Deposit and Project Budget Shortfall**

The Authority, the CIC Districts, and Westside entered into a Facilities Funding and Reimbursement Agreement – Districts Funding Deposit and Project Budget Shortfall (Post-Bond FFRA), effective October 7, 2020, which sets forth how much the CIC Districts and HM Metropolitan District No. 2 will each contribute towards the Authority's Project Budget and any potential Project Budget Shortfall, as those terms are defined in the Establishment Agreement. In the event of a Project Budget Shortfall to fund the actual cost of completion to final acceptance of the 64th Ave. Regional Improvements by the City, the Authority shall make revisions, if feasible, to the scope of the 64th Ave. Regional Improvements so as to make possible the completion to final acceptance with the funds available. In the event revisions to the scope do not reduce the cost of completion to final acceptance with the funds available, the CIC Districts shall jointly fund 77% of the Project Budget Shortfall and HM Metropolitan District No. 2 shall fund the remaining 23%. During 2023, the District paid the Authority \$1,815,105 for Project Shortfalls.

**Amended and Restated Facilities Funding and Reimbursement Agreement**

The Authority, District No. 11, and Westside entered into an Intergovernmental Facilities Funding and Reimbursement Agreement (FFRA), effective July 28, 2020, which governs the rights, responsibilities, and obligations of the parties related to payment of all Prior Advances (as defined therein) and Project Cost Advances (as defined therein) by District No. 11 and Westside to the Authority, as well as the reimbursement of same, including interest, by the Authority to District No. 11. The Authority, the CIC Districts, and Westside entered into an Amended and Restated FFRA, effective July 28, 2020, to add the District and District Nos. 6, 7, 9, and 10 as parties to the FFRA. During 2020, the District advanced \$756,611 to District No. 11 in order for District No. 11 to meet its obligations under the FFRA. District No. 11 repaid \$491,466 of this amount in 2021. The remaining \$267,095 has not yet been repaid as of December 31, 2023, and is accruing interest at 8.0% per annum in accordance with the FFRA. As of December 31, 2023, District No. 11 owes the District \$285,300 including accrued interest.

**64<sup>th</sup> Avenue ARI Authority Capital Pledge Agreement**

On April 7, 2020, and as amended and restated on July 28, 2020, the District, along with Colorado International Center Metropolitan District Nos. 6, 7, 9, 10, and 11 (individually, as numerically described, a District and, collectively, the CIC Districts), HM Metropolitan District No. 2 (HM), and Velocity Metropolitan District Nos. 4-6 (Velocity) formed the 64th Ave. ARI Authority Board (the Authority) pursuant to the Amended and Restated 64th Ave. ARI Authority Establishment Agreement (collectively, the 64th Authority Districts) in order to provide for the financing, construction, and operation of 64th Ave. from E-470 to Jackson Gap (the 64th Ave. Regional Improvements). Subsequently, on October 29, 2020, the Authority issued its Special Revenue Bonds, Series 2020 and, pursuant to the Capital Pledge Agreement dated October 1, 2020, the District agreed to impose the ARI Mill Levy in support of the repayment thereof. The District has levied 5.202 mills for collection in 2024 in accordance with the Capital Pledge Agreement.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 8 64<sup>TH</sup> AVE ARI AUTHORITY (CONTINUED)**

**Cost Sharing and Reimbursement Agreement between the CIC Districts**

The CIC Districts entered into a Cost Sharing and Reimbursement Agreement, effective as of August 20, 2020, which sets forth the terms and conditions under which the CIC Districts will share in the costs under the FFRA and the OFA, including the design and construction of the 64<sup>th</sup> Ave. Regional Improvements, and sets forth the terms and conditions for reimbursement between the CIC Districts of said costs.

The CIC Districts have designated District No.11 to make the advances required under the Amended and Restated Facilities Funding and Reimbursement Agreement, the Amended and Restated Operation Funding Agreement, and the Facilities Funding and Reimbursement Agreement - Districts Funding Deposit and Project Budget Shortfall disclosed above.

**NOTE 9 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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 10 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 of its revenues to the Management District or 64<sup>th</sup> Ave ARI Authority. Therefore, the emergency reserve related to the District's revenue stream is captured in the Management District and Authority.

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.

**NOTE 11 SUBSEQUENT EVENT**

The District issued Subordinate Limited Tax General Obligation Bonds, Series 2024B on February 16, 2024, in the aggregate principal amount of up to \$21,903,000. Proceeds from the sale of the Bonds are to be used to finance public improvements related to the development of property within the District and to pay costs of issuance.

## **SUPPLEMENTARY INFORMATION**

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –**  
**BUDGET AND ACTUAL**  
**YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
<b>REVENUES</b>				
Property Taxes	\$ 4,063	\$ 4,063	\$ 4,136	\$ 73
Specific Ownership Taxes	284	284	218	(66)
Intergovernmental Revenue CIC 9	107,716	107,716	108,657	941
Total Revenues	112,063	112,063	113,011	948
<b>EXPENDITURES</b>				
County Treasurer's Fee	61	61	61	-
Paying Agent Fees	4,000	4,000	4,000	-
Bond Interest	-	100,002	-	100,002
Contingency	1,939	-	-	-
Total Expenditures	6,000	104,063	4,061	100,002
<b>NET CHANGE IN FUND BALANCE</b>	106,063	8,000	108,950	100,950
Fund Balance (Deficit) - Beginning of Year	-	(8,000)	(8,000)	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 106,063</u>	<u>\$ -</u>	<u>\$ 100,950</u>	<u>\$ 100,950</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
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)
<b>REVENUES</b>			
Interest Income	\$ 300,000	\$ 1,141,239	\$ 841,239
Total Revenues	300,000	1,141,239	841,239
<b>EXPENDITURES</b>			
Banking Fees	-	54,882	(54,882)
Intergovernmental Expense AHP	22,000,000	372,144	21,627,856
Intergovernmental Expense 64th Ave ARI	-	1,815,105	(1,815,105)
Total Expenditures	22,000,000	2,242,131	19,757,869
<b>NET CHANGE IN FUND BALANCE</b>	(21,700,000)	(1,100,892)	20,599,108
Fund Balance - Beginning of Year	22,210,855	22,192,930	(17,925)
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 510,855</u>	<u>\$ 21,092,038</u>	<u>\$ 20,581,183</u>



## OTHER INFORMATION

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**YEAR ENDED DECEMBER 31, 2023**

Year Ended December 31.	Assessed Valuation	Percent Change	Total Mills Levied				Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	64th Ave ARI	Total	Levied	Collected	
2018/2019	\$ 40	0.0%	0.000	0.000	0.000	0.000	\$ -	\$ -	- %
2019/2020	40	0.0%	0.000	0.000	0.000	0.000	-	-	- %
2020/2021	40	0.0%	50.000	0.000	5.000	55.000	2	-	- %
2021/2022	8,590	21375.0%	50.000	0.000	5.000	55.000	472	-	- %
2022/2023	406,310	4630.0%	50.133	10.000	5.013	65.146	26,469	27,415	103.57 %
Estimated for Year Ending December 31, 2024	\$ 374,030	-7.9%	15.608	46.825	5.202	67.635	\$ 25,298		

Note:  
Property taxes collected in any one year include collection of delinquent property

Source: Adams County Assessor and Treasurer.

**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION**

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED –  
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 9  
YEAR ENDED DECEMBER 31, 2023**

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied				Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Aurora Regional Improvements	Total	Levied	Collected	
2018/2019	\$ 50	0.0%	0.000	0.000	0.000	0.000	\$ -	\$ -	- %
2019/2020	40	-20.0%	0.000	0.000	0.000	0.000	-	-	- %
2020/2021	40	0.0%	0.000	0.000	5.000	5.000	-	-	- %
2021/2022	6,490	16125.0%	0.000	0.000	5.000	5.000	32	-	- %
2022/2023	2,917,180	44848.8%	0.000	35.000	5.000	40.000	116,687	116,719	100.03 %
Estimated for Year Ending December 31, 2024	\$ 22,023,580	655.0%	5.197	36.380	5.197	46.774	\$ 1,030,132		

Note:

Property taxes collected in any one year include collection of delinquent property taxes

Source: Adams County Assessor and Treasurer.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8**  
**ASSESSED VALUATION CLASSES AND DISTRICT TAXPAYERS**  
**YEAR ENDED DECEMBER 31, 2023**

<u>District</u>	<u>Tax Payer</u>	<u>Property Class</u>	<u>Assessed Value</u>	<u>% of Total AV</u>
Colorado International Center Metro District No. 8	AMC High Point VI LLC	Agricultural	\$ 374,030	100%
Colorado International Center Metro District No. 9	AMC High Point VI LLC	Agricultural	\$ 22,023,580	100%

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 8  
MILL LEVY AFFECTING PROPERTY OWNERS IN THE DISTRICT  
YEAR ENDED DECEMBER 31, 2023**

Taxing Entity	2023 Mill Levy
Adams County School District No. 27	56.290
Adams County	26.835
City of Aurora	8.407
Rangeview Library District	3.653
Urban Drainage and Flood Control District	0.900
Urban Drainage and Flood Control District-South Platte	0.100
Regional Transportation District	0.000
	<hr/> 96.185
Colorado International Center Metropolitan District No. 8	67.635
	<hr/> <hr/> 163.820
Adams County School District No. 28	71.331
Adams County	26.835
City of Aurora	8.407
Rangeview Library District	3.653
Urban Drainage and Flood Control District	0.900
Urban Drainage and Flood Control District-South Platte	0.100
Regional Transportation District	0.000
	<hr/> 111.226
Colorado International Center Metropolitan District No. 9	46.774
	<hr/> <hr/> 158.000