

AURORA CENTRETECH METROPOLITAN DISTRICT

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<https://auroracentretechmd.colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Tyler L. Carlson	President	2025/May 2025
Amber L. Carlson	Treasurer	2025/May 2025
Erika K. Shorter	Assistant Secretary	2025/May 2025
Jeffrey A. Wikstrom	Assistant Secretary	2027/May 2027
Susan K. Wikstrom	Assistant Secretary	2027/May 2027
David Solin	Secretary (not an elected position)	

DATE: November 16, 2023 (Thursday)

TIME: 11:00 A.M.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial in: 1-253-215-8782

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve agenda.

C. Review and approve Minutes of the July 24, 2023 Special Meeting (enclosure).

D. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting 24-Hour Notices (enclosure).

- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).
-

F. Insurance Matters:

1. Discuss Cyber Security and Increased Crime Coverage.
-
2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
-
3. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2024.
-

II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
-

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023	Period Ending Oct. 31, 2023
General	\$ 12,463.76	\$ 24,529.50	\$ 10,853.86
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 12,463.76	\$ 24,529.50	\$ 10,853.86

- B. Review and accept unaudited financial statements through the period ending September 30, 2023 (enclosure).
-

- C. Consider engagement of Schilling & Company, Inc. to perform 2023 Audit (to be distributed).
-

- D. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
-

- E. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, 2024 draft Budget and resolutions).
-

- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
-

- G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed).
-

- H. Consider appointment of District Accountant to prepare 2025 budget, and direct that the form of the 2025 budget be the same as the 2024 budget. Set date for the Budget Hearing for _____.
-

IV. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
-

- B. Review and discuss Change Order with Consolidated Divisions, Inc. dba CDI Environmental Contractor to expand Scope of Work.
-

V. CONSTRUCTION AND MAINTENANCE MATTERS

- A. _____
-

VI. OTHER BUSINESS

- A. _____
-

VII. ADJOURNMENT **THESE ARE NO MORE REGULAR MEETINGS SCHEDULED IN 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA CENTRETECH METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JULY 24, 2023

A Special Meeting of the Board of Directors of the Aurora CentreTech Metropolitan District (the “Board”) was duly held on Monday, the 24th day of July, 2023, at 1:30 p.m. The District Board meeting was held and properly noticed to be held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Erika K. Shorter
Jeffrey A. Wikstrom
Susan K. Wikstrom

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the absences of Directors Tyler L. Carlson and Amber L. Carlson were excused and Director Shorter was appointed as acting President for this meeting.

Also In Attendance Were:

David Solin and James Ruthven (for a portion of the meeting); Special District Management Services, Inc. (“SDMS”)

MaryAnn McGeady, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Zach Lauterbach; Evergreen Devco, Inc. (For a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney McGeady that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Solin confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held by video/telephonic means and encouraged public participation. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the Board did not receive any objections to the video/telephonic manner of the meeting, or any requests that the manner of the meeting be changed, by taxpaying electors within the District's boundaries.

Appointment of Acting President: The Board discussed an appointment of Acting President.

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board appointed Director Shorter as Acting President.

Agenda: The Board reviewed the Agenda for the Meeting. Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the Agenda, as presented and excused the absence of Directors T. Carlson and A. Carlson.

Minutes: The Board reviewed the Minutes of the June 15, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the Minutes of the June 15, 2023 Regular Meeting.

PUBLIC COMMENTS

None.

FINANCIAL MATTERS

Payment of Claims: Mr. Solin reviewed with the Board the payment of claims as follows:

Fund	Period Ending June 30, 2023	Period Ending July 24, 2023
General	\$ 9,811.74	\$ 28,557.43
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 9,811.74	\$ 28,557.43

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented, subject to review and approval by Director T. Carlson.

Unaudited Financial Statements: Mr. Ruthven reviewed with the Board the unaudited financial statements of the District for the period ending June 30, 2023.

Following discussion, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending on June 30, 2023.

Public Hearing on Amendment to 2023 Budget: The Acting President opened the public hearing to consider an amendment to the 2023 Budget.

It was noted that publication of a Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board amended the 2023 Budget and appointed Director Shorter as the budget committee to work with the District Accountant to provide clarification and final numbers for the amendment.

Buckley Yard Metropolitan District No. 2: Mr. Ruthven discussed with the Board the receipt of revenues from Buckley Yard Metropolitan District No. 2 pursuant to the terms of the Exclusion Agreement by and between the District, Buckley Yard Metropolitan District No. 2 and Buckley Ref Acquisition LLC, dated April 28, 2022.

LEGAL MATTERS

Engineer's Report and Certification No. 3 ("Report No. 3"), prepared by Ranger Engineering, LLC, dated January 25, 2023: The Board discussed Report No. 3, certifying Public Improvements in the amount of \$813,597.00.

Following discussion, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board approved Report No. 3, certifying Public Improvements in the amount of \$813,597.00.

Engineer's Report and Certification No. 4 ("Report No. 4"), prepared by Ranger Engineering, LLC, dated July 21, 2023: The Board discussed Report No. 4, certifying Public Improvements in the amount of \$1,932,730.35.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board approved Report No. 4, certifying Public Improvements in the amount of \$1,932,730.35.

Reimbursement of Evergreen-Airport & Alameda, L.L.C. (the “Developer”): The Board discussed the reimbursement of the Developer based upon Report No. 3, Report No. 4, and the Project Funding, Acquisition, and Reimbursement Agreement between the District and the Developer.

Following discussion, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board approved the reimbursement of the Developer based upon Report No. 3, Report No. 4, and the Project Funding, Acquisition, and Reimbursement Agreement between the District and the Developer.

CONSTRUCTION AND MAINTENANCE MATTERS

Backflow Replacements and New Controller, Concrete and Lock Installation: Mr. Solin discussed the backflow replacements and new controller, concrete and lock installation. Mr. Solin noted that he is still working on getting a proposal for replacement of the backflow with a plastic model, as allowed by Aurora Water. No action was taken at this time.

Proposals for Snow Removal Services: The Board discussed the proposals from Consolidated Divisions, Inc. dba CDI Environmental Contractor (“CDI”) for the 2023/2024 Snow Removal.

Following discussion, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board approved the proposal from CDI for the 2023/2024 Snow Removal.

OTHER BUSINESS

Status of Development Within the District: Mr. Lauterbach discussed with the Board the status of development within the District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Shorter, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2023-11-____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE AURORA CENTRETECH METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

- A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.
- C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.
- E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the

board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora CentreTech Metropolitan District (the “**District**”), Arapahoe County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2024 shall be held on _____ at _____, at _____ [indicate physical location and/or virtual location (telephonically, electronically, or by other means)].

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://auroracentretechmd.colorado.gov/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) Community College of Aurora, 16000 East CentreTech Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 16, 2023.

**AURORA CENTRETECH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

Aurora Centre Tech Metropolitan District
August-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2010336	7/22/2023	8/21/2023	\$ 120.00	Irrigation Repairs	1674
CDI Consolidated Divisions, Inc.	2010316	7/31/2023	8/30/2023	\$ 2,192.53	Landscape Maintenance	1673
CDPHE	WC641139453	8/2/2023	9/6/2023	\$ 165.00	Capital Projects Laredo Street	1815
City of Aurora	A003572 7-2023	7/24/2023	8/14/2023	\$ 121.06	Utilities	1705
City of Aurora	A003569 7-2023	7/24/2023	8/14/2023	\$ 28.90	Utilities	1705
City of Aurora	A003571 7-2023	7/24/2023	8/14/2023	\$ 28.90	Utilities	1705
City of Aurora	A003570 7-2023	7/24/2023	8/14/2023	\$ 12.91	Utilities	1705
Diversified Underground, Inc.	28067	7/31/2023	8/30/2023	\$ 125.00	Locates	1690
McGeady Becher P.C.	1M 06-2023	6/30/2023	6/30/2023	\$ 5,120.78	Legal	1675
Special Dist Management Srvc	Jul-23	7/31/2023	7/31/2023	\$ 1,385.20	Accounting	1612
Special Dist Management Srvc	Jul-23	7/31/2023	7/31/2023	\$ 3,098.30	Management Fees	1614
Utility Notification Center	223070063	7/31/2023	7/31/2023	\$ 16.77	Miscellaneous Expenses	1685
Xcel Energy	838133805	7/26/2023	8/15/2023	\$ 17.82	Utilities	1705
Xcel Energy	838763457	8/1/2023	8/28/2023	\$ 30.59	Utilities	1705
				\$ 12,463.76		

Aurora Centre Tech Metropolitan District
August-23

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 12,463.76			\$ 12,463.76
Total Disbursements from Checking Acct	\$12,463.76	\$0.00	\$0.00	\$12,463.76

Aurora Centre Tech Metropolitan District

September-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2010686	8/31/2023	9/30/2023	\$ 2,192.53	Landscape Maintenance	1673
CDI Consolidated Divisions, Inc.	2010729	8/19/2023	9/18/2023	\$ 13,990.45	Irrigation Repairs	1674
City of Aurora	A003570 8-2023	8/23/2023	9/12/2023	\$ 89.71	Utilities	1705
City of Aurora	A003571 8-2023	8/23/2023	9/12/2023	\$ 28.90	Utilities	1705
City of Aurora	A003572 8-2023	8/23/2023	9/12/2023	\$ 589.54	Utilities	1705
City of Aurora	A003569 8-2023	8/23/2023	9/12/2023	\$ 1,167.14	Utilities	1705
Diversified Underground, Inc.	28248	8/31/2023	9/30/2023	\$ 45.00	Locates	1690
McGeady Becher P.C.	1M 07-2023	7/31/2023	7/31/2023	\$ 3,734.34	Legal	1675
Ranger Engineering	1719	8/22/2023	8/22/2023	\$ 1,815.00	Engineering	3784
Special Dist Management Srvc	Aug-23	8/31/2023	8/31/2023	\$ 1,591.20	Accounting	1612
Special Dist Management Srvc	Aug-23	8/31/2023	8/31/2023	\$ 894.50	Management Fees	1614
Utility Notification Center	223080063	8/31/2023	8/31/2023	\$ 5.16	Miscellaneous Expenses	1685
Xcel Energy	843230373	9/1/2023	9/26/2023	\$ 61.21	Utilities	1705
Xcel Energy	841269375	8/17/2023	9/7/2023	\$ 12.08	Utilities	1705
Xcel Energy	842050118	8/23/2023	9/13/2023	\$ 127.74	Utilities	1705
				\$ 26,344.50		

**Aurora Centre Tech Metropolitan District
September-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 24,529.50		\$ 1,815.00	\$ 26,344.50
Total Disbursements from Checking Acct	\$24,529.50	\$0.00	\$1,815.00	\$26,344.50

Aurora Centre Tech Metropolitan District

October-23

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2010992	9/30/2023	10/30/2023	\$ 2,192.53	Landscape Maintenance	1673
CDI Consolidated Divisions, Inc.	2010877	8/31/2023	9/30/2023	\$ 1,352.22	Irrigation Repairs	1674
City of Aurora	A003570 9-2023	9/22/2023	10/12/2023	\$ 12.91	Utilities	1705
City of Aurora	A003569 9-2023	9/25/2023	10/16/2023	\$ 2,813.41	Utilities	1705
City of Aurora	A003572 9-2023	9/22/2023	10/12/2023	\$ 28.90	Utilities	1705
City of Aurora	A003571 9-2023	9/22/2023	10/12/2023	\$ 297.70	Utilities	1705
Colorado Special Districts P&L	CERT-009161	8/14/2023	8/14/2023	\$ 450.00	Prepaid Expenses	1142
Diversified Underground, Inc.	28412	9/30/2023	10/30/2023	\$ 255.00	Locates	1690
McGeady Becher P.C.	1M 08-2023	8/31/2023	8/31/2023	\$ 1,913.94	Legal	1675
Special Dist Management Srvc	Sep-23	9/30/2023	9/30/2023	\$ 926.00	Accounting	1612
Special Dist Management Srvc	Sep-23	9/30/2023	9/30/2023	\$ 371.00	Management Fees	1614
Utility Notification Center	223090061	9/30/2023	9/30/2023	\$ 16.77	Miscellaneous Expenses	1685
Xcel Energy	846343228	9/25/2023	10/16/2023	\$ 34.35	Utilities	1705
Xcel Energy	847121853	10/2/2023	10/27/2023	\$ 30.77	Utilities	1705
				\$ 10,695.50		

**Aurora Centre Tech Metropolitan District
October-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 10,695.50			\$ 10,695.50
Total Disbursements from Checking Acct	\$10,695.50	\$0.00	\$0.00	\$10,695.50

AURORA CENTRETECH METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2023

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:					
Cash in Checking-Wells Fargo		\$ 95,785.47	\$ 21,159.93	\$ (2,557.50)	\$ 114,387.90
Investments:					
Investment in ColoTrust	5.5058%	223,175.25	1,827,329.32	-	2,050,504.57
Trustee:					
Trustee-DS Reserve A		-	136.59	-	136.59
Trustee-2008 DS Reserve		-	765.81	-	765.81
Trustee-Capital Int/Reserve A			27.27	-	27.27
Trustee-Capital Int/Reserve C			153.62	-	153.62
TOTAL FUNDS:		<u>\$ 318,960.72</u>	<u>\$ 1,849,572.54</u>	<u>\$ (2,557.50)</u>	<u>\$ 2,165,975.76</u>

2023 Mill Levy Information

General Fund	9.568
Debt Service Fund	28.497
Abatement	0.734
Total	<u><u>38.799</u></u>

Board of Directors

* Tyler Carlson
 * Amber L. Carlson
 Susan Wikstrom
 Jeff Wikstrom
 Erika Shorter

*authorized signer on checking account

AURORA CENTRETECH METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

AURORA CENTRETECH METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
September 30, 2023

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>FIXED ASSETS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets					
Cash in Checking-Wells Fargo	\$ 95,785	\$ 21,160	\$ -	\$ -	\$ 116,945
Investment in ColoTrust	223,175	1,827,329	-	-	2,050,505
Trustee-Capital Int/Reserve A	-	27	-	-	27
Trustee-DS Reserve A	-	137	-	-	137
Trustee-Capital Int/Reserve C	-	154	-	-	154
Trustee-2008 DS Reserve	-	766	-	-	766
Property Taxes Receivable	10,837	33,110	-	-	43,947
Total Current Assets	<u>329,798</u>	<u>1,882,683</u>	<u>-</u>	<u>-</u>	<u>2,212,480</u>
Other Debits					
Amount in Debt Service Fund	-	-	-	1,849,573	1,849,573
Amount to be Provided for Debt	-	-	-	5,401,788	5,401,788
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,251,360</u>	<u>7,251,360</u>
Capital Assets					
Construction in Progress	-	-	1,682,651	-	1,682,651
Total Capital Assets	<u>-</u>	<u>-</u>	<u>1,682,651</u>	<u>-</u>	<u>1,682,651</u>
Total Assets	<u>\$ 329,798</u>	<u>\$ 1,882,683</u>	<u>\$ 1,682,651</u>	<u>\$ 7,251,360</u>	<u>\$ 11,146,492</u>
Liabilities					
Bonds Payable	\$ -	\$ -	\$ -	\$ 7,230,000	\$ 7,230,000
Developer Advance Payable	-	-	-	20,413	20,413
Developer Adv Accrued Interest	-	-	-	947	947
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,251,360</u>	<u>7,251,360</u>
Deferred Inflows of Resources					
Deferred Property Taxes	10,837	33,110	-	-	43,947
Total Deferred Inflows of Resources	<u>10,837</u>	<u>33,110</u>	<u>-</u>	<u>-</u>	<u>43,947</u>
Fund Balance					
Investment in Fixed Assets	-	-	1,682,651	-	1,682,651
Fund Balance	1,304,710	706,312	-	-	2,011,022
Current Year Earnings	(985,749)	1,143,261	-	-	157,512
Total fund balances	<u>318,961</u>	<u>1,849,573</u>	<u>-</u>	<u>-</u>	<u>3,851,184</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 329,798</u>	<u>\$ 1,882,683</u>	<u>\$ 1,682,651</u>	<u>\$ 7,251,360</u>	<u>\$ 11,146,492</u>

AURORA CENTRETECH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 9 Months Ending
September 30, 2023

Acct No	Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues						
1510	Property Tax Revenue	\$ 123,243	\$ 442,544	\$ 453,382	\$ (10,838)	97.6%
1515	Specific Ownership Taxes	29,100	76,055	90,000	(13,945)	84.5%
1575	Miscellaneous Income	-	481	-	481	-
1560	Investment Income	9,709	28,069	11,000	17,069	255.2%
	Total Revenues	<u>162,051</u>	<u>547,149</u>	<u>554,382</u>	<u>(7,233)</u>	<u>98.7%</u>
Expenditures						
1612	Accounting	4,983	12,241	13,600	1,359	90.0%
1614	Management Fees	5,473	9,737	21,600	11,863	45.1%
1615	Accounting/Audit	-	6,000	7,200	1,200	83.3%
1635	Election Expense	-	1,058	1,200	142	88.2%
1670	Insurance	-	6,557	7,000	443	93.7%
1673	Landscape Maintenance	18,824	19,970	85,000	65,030	23.5%
1674	Irrigation Repairs	14,952	14,952	4,500	(10,452)	332.3%
1675	Legal	10,439	19,402	25,000	5,598	77.6%
1680	Legal Publications	114	114	300	186	37.9%
1685	Miscellaneous Expenses	252	850	1,500	650	56.7%
1690	Locates	300	7,680	-	(7,680)	-
1700	County Treasurer's Fees	1,849	6,639	6,801	162	97.6%
1705	Utilities	3,265	3,673	18,000	14,327	20.4%
1795	Contingency	-	-	40,000	40,000	0.0%
1815	Capital Projects	750,165	1,424,024	200,000	(1,224,024)	712.0%
1895	Emergency Reserves	-	-	16,631	16,631	0.0%
	Total Expenditures	<u>810,616</u>	<u>1,532,898</u>	<u>448,332</u>	<u>(1,084,566)</u>	<u>341.9%</u>
	Excess (Deficiency) of Revenues Over Expenditures	(648,565)	(985,749)	106,050	(1,091,799)	
Transfers and Other Sources (Uses)						
1894	Transfer to Debt Service	-	-	(130,000)	130,000	
	Total Transfers and Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>(130,000)</u>	<u>130,000</u>	
	Change in Fund Balance	(648,565)	(985,749)	(23,950)	(961,799)	
1501	Beginning Fund Balance	967,526	1,304,710	117,561	1,187,149	
1450						
1497	Ending Fund Balance	<u>\$ 318,961</u>	<u>\$ 318,961</u>	<u>\$ 93,611</u>	<u>\$ 225,350</u>	

AURORA CENTRETECH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending
September 30, 2023

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	\$ 340,909	\$ 1,221,016	\$ 1,254,126	\$ (33,110)	97.4%
Investment Income	23,824	49,145	8,000	41,145	614.3%
Total Revenues	<u>364,733</u>	<u>1,270,161</u>	<u>1,262,126</u>	<u>8,035</u>	<u>100.6%</u>
Expenditures					
Bond Principal	-	-	1,125,000	1,125,000	0.0%
Bond Int-1998 GO Refunding/Imp	-	101,582	203,162	101,581	50.0%
Paying Agent/Trustee Fees	7,000	7,000	10,500	3,500	66.7%
County Treasurer's Fees	5,116	18,319	18,812	493	97.4%
Total Expenditures	<u>12,116</u>	<u>126,900</u>	<u>1,357,474</u>	<u>1,230,574</u>	<u>9.3%</u>
Excess (Deficiency) of Revenues Over Expenditures	352,617	1,143,261	(95,348)	1,238,609	
Transfers and Other Sources (Uses)					
Transfer from General Fund	-	-	130,000	(130,000)	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>130,000</u>	<u>(130,000)</u>	
Change in Fund Balance	352,617	1,143,261	34,652	1,108,609	
Beginning Fund Balance	1,496,955	706,312	704,994	1,318	
Ending Fund Balance	<u>\$ 1,849,573</u>	<u>\$ 1,849,573</u>	<u>\$ 739,646</u>	<u>\$ 1,109,927</u>	

Note: The District is required to maintain a minimum liquidity of \$700,000 in the Debt Service Fund.



PK Kaiser, MBA, MS

Assessor

AUG 29 2023

August 24, 2023

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax:303-797-1295
www.arapahoegov.com/assessor
assessor@arapahoegov.com

AUTH 4043 AURORA CENTRETECH METRO
SPECIAL DISTRICT MANAGEMENT
SERVICES INC
C/O JAMES RUTHVEN
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4043

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2023 of:

\$51,690,711

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity YES NO

Date: August 24, 2023

NAME OF TAX ENTITY: AURORA CENTRETECH METRO DIST

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	44,009,046
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	51,690,711
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	51,690,711
5. NEW CONSTRUCTION: *	5.	\$	236,091
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	8,466

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	234,163,394
--	----	----	-------------

ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	846,206
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	910,000

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS.

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0
---	----	----	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	28,654
--	--	----	--------

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____,
(taxing entity)^A

the _____,
(governing body)^B

of the _____,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ _____ assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ _____ (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year _____ (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: _____ Daytime phone: () _____ (print)

Signed: _____ Title: _____

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

AURORA CENTRETECH METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2022 Actual	2023 Adopted Budget	2024 Preliminary Budget
Assessed Valuation	\$ 44,456,411	\$ 44,009,046	\$ 51,690,711
Mill Levy			
General Fund	9.300	9.568	9.568
Debt Service Fund	27.700	28.497	28.497
Refunds and Abatements	0.064	0.734	0.163
Total Mill Levy	37.064	38.799	38.228
Property Taxes			
General Fund	\$ 413,445	\$ 421,079	\$ 494,577
Debt Service Fund	1,231,443	1,254,126	1,473,030
Refunds and Abatements	2,845	32,303	8,426
Actual/Budgeted Property Taxes	\$ 1,647,733	\$ 1,707,508	\$ 1,976,033

AURORA CENTRETECH METROPOLITAN DISTRICT

GENERAL FUND

2024 Preliminary Budget

with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ 1,285,147	\$ 1,304,710	\$ 117,561	\$ 1,304,710	\$ 112,032
REVENUE					
Property Tax Revenue	409,850	319,301	453,382	453,382	503,003
Specific Ownership Taxes	105,123	46,954	90,000	90,000	90,000
Miscellaneous Income	-	481	-	500	-
Investment Income	19,618	18,360	11,000	25,000	4,000
Total Revenue	534,591	385,098	554,382	568,882	597,003
Total Funds Available	1,819,738	1,689,808	671,942	1,873,592	709,034
EXPENDITURES					
Administration					
Accounting	11,766	7,258	13,600	13,600	14,500
Management Fees	16,181	4,264	21,600	21,600	22,750
Accounting/Audit	6,000	6,000	7,200	7,200	7,600
Election Expense	1,050	1,058	1,200	1,200	-
Insurance	6,663	6,557	7,000	7,000	7,350
Landscape Maintenance	31,473	1,146	85,000	85,000	85,000
Irrigation Repairs	-	-	4,500	4,500	4,750
Legal	35,267	8,963	25,000	25,000	26,250
Locates	-	7,380	-	16,000	16,000
Legal Publications	186	-	300	300	325
Miscellaneous Expenses	2,172	598	1,500	1,500	1,500
County Treasurer's Fees	6,177	4,790	6,801	6,801	7,545
Utilities	33,134	408	18,000	18,000	18,000
Contingency	-	-	40,000	-	40,000
Capital Projects	1,008,792	673,859	200,000	1,423,859	300,000
Emergency Reserves	-	-	16,631	-	17,910
Dev Adv Repay - Principal	321,678	-	-	-	-
Dev Adv Repay - Interest	9,420	-	-	-	-
Total Expenditures	1,489,958	722,282	448,332	1,631,560	569,480
Transfers and Other Sources (Uses)					
Transfer to Debt Service	30,000	-	130,000	130,000	-
Developer Advances	1,004,930	-	-	-	-
Total Expenditures Requiring Appropriation	1,519,958	722,282	448,332	1,761,560	569,480
ENDING FUND BALANCE	\$ 1,304,710	\$ 967,526	\$ 93,610	\$ 112,032	\$ 139,554

AURORA CENTRETECH METROPOLITAN DISTRICT

**DEBT SERVICE FUND
2024 Preliminary Budget
with 2022 Actual and 2023 Adopted Budget**

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ 778,314	\$ 706,312	\$ 704,994	\$ 706,312	\$ 778,465
REVENUE					
Property Tax Revenue	1,220,736	880,107	1,254,126	1,254,126	1,473,030
Buckley Yard Pledged Revenue	-	-	-	5,501	5,500
Investment Income	26,344	25,321	8,000	40,000	20,000
Total Revenue	1,247,080	905,428	1,262,126	1,299,627	1,498,530
Total Funds Available	2,025,394	1,611,740	1,967,120	2,005,939	2,276,995
EXPENDITURES					
Bond Principal	1,090,000	-	1,125,000	1,125,000	1,155,000
Bond Int-1998 GO Refunding/Imp	233,792	101,582	203,162	203,162	171,550
Paying Agent/Trustee Fees	7,000	-	10,500	10,500	10,500
County Treasurer's Fees	18,290	13,203	18,812	18,812	22,095
Total Expenditures	1,349,082	114,784	1,357,474	1,357,474	1,359,145
Transfers and Other Sources (Uses)					
Transfer from General Fund	30,000	-	130,000	130,000	-
Total Expenditures Requiring Appropriation	1,349,082	114,784	1,357,474	1,357,474	1,359,145
ENDING FUND BALANCE	\$ 706,312	\$ 1,496,956	\$ 739,646	\$ 778,465	\$ 917,850

NOTES TO DEBT SERVICE FUND
Minimum Fund balance requirement
is \$700,000

RESOLUTION NO. 2023 - 11 - _
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE AURORA CENTRETECH METROPOLITAN DISTRICT
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Aurora CentreTech Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora CentreTech Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Aurora CentreTech Metropolitan District for the 2024 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 16th day of November, 2023.

(SEAL)

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Aurora CentreTech Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Aurora CentreTech Metropolitan District held on November 16, 2023.

By: _____

RESOLUTION NO. 2023- 11 - __
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE AURORA CENTRETECH METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Aurora Centretech Metropolitan District (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 16, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora Centretech Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 16th day of November, 2023.

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Aurora CenterTech Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Aurora CenterTech Metropolitan District held on November 16, 2023.

Secretary

RESOLUTION NO. 2023-11-██████
AURORA CENTRETECH METROPOLITAN DISTRICT
AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS

A. On November 12, 2013, Aurora CentreTech Metropolitan District (the “**District**”) adopted Resolution No. 2013-11-04 Regarding Colorado Open Records Act Requests (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Aurora CentreTech Metropolitan District, Arapahoe County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 1 of the Resolution. Section 1 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“1. David Solin, the Manager for the District, is hereby designated as the “**Official Custodian**” of the public records of the District, as such term is defined in Section 24-72-202(2), C.R.S. Contact information for the Official Custodian is: David Solin, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228; Phone: 303-987-0835; and email: dsolin@sdmsi.com.”

(b) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where prohibited or limited by law. Upon either receiving such payment

or making arrangements to receive such payment at a later date, the Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(c) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(d) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION NO. 2023-11-____]

RESOLUTION APPROVED AND ADOPTED ON November 16, 2023.

**AURORA CENTRETECH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.