

FOREST TRACE METROPOLITAN DISTRICT NOS. 1-3

2023 CONSOLIDATED ANNUAL REPORT

**FOREST TRACE METROPOLITAN DISTRICT NOS. 1-3
2023 CONSOLIDATED ANNUAL REPORT
TO
THE CITY OF AURORA**

Pursuant to § 32-1-207(3)(c), C.R.S., and the Service Plan for Forest Trace Metropolitan District Nos. 1-3 (collectively the “**Districts**”), the Districts are required to provide an annual report to the City of Aurora (the “**City**”). The report is to include information concerning matters which occurred during the prior fiscal year.

For the year ending December 31, 2023, the Districts make the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

There were no boundary changes made to the Districts’ boundaries in 2023.

2. Intergovernmental Agreements entered into or terminated.

The Districts did not enter into or terminate any Intergovernmental Agreements in 2023.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The Districts have not adopted rules and regulations as of December 31, 2023.

4. A summary of litigation involving public improvements owned by the Districts.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2023.

5. Status of the construction of public improvements by the Districts.

The Districts did not construct any public improvements during 2023.

6. A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.

The Districts did not construct any facilities or improvements dedicated to or accepted by the City in 2023.

7. The final assessed valuation of the Districts as of December 31st of the reporting year.

The final assessed valuations of the Districts as of December 31, 2023 were as follows: Forest Trace Metropolitan District No. 1's net assessed valuation was \$7,733,412; Forest Trace Metropolitan District No. 2's net assessed valuation was \$12,876,657; and Forest Trace Metropolitan District No. 3's net assessed valuation was \$20,606,839.

8. A copy of the current year's budget.

Copies of the 2024 Budgets for the Districts are attached hereto as **Exhibit A**.

9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2023 Audit for District No. 3 has not been completed and will be provided as a supplement to this report upon completion. The 2023 Applications for Exemption from Audit for District Nos. 1 & 2 are attached hereto as **Exhibit B**.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.

The Districts did not receive notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.

11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.

There was not any inability of the Districts to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

Service Plan Requirements

1. Boundary changes made or proposed to the Districts' boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed to the Districts' boundaries in 2023.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

There were no intergovernmental agreements with other governmental entities, either entered into or proposed during 2023.

3. Copies of the Districts' rules and regulations, if any as of December 31 of the prior year.

The Districts have not adopted rules and regulations as of December 31, 2023.

4. A summary of any litigation which involves the Districts' Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2023.

5. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.

The Districts did not construct any public improvements during 2023.

6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year:

The Districts did not construct any facilities or improvements dedicated to or accepted by the City in 2023.

7. The assessed valuation of the Districts for the current year:

The final assessed valuations of the Districts as of December 31, 2023 were as follows: Forest Trace Metropolitan District No. 1's net assessed valuation was \$7,733,412; Forest Trace Metropolitan District No. 2's net assessed valuation was \$12,876,657; and Forest Trace Metropolitan District No. 3's net assessed valuation was \$20,606,839.

8. Current year budget including a description of the Public Improvements to be constructed in such year:

Copies of the 2024 Budgets for the Districts are attached hereto as **Exhibit A**. In 2024, District No. 3 intends finance the construction of public improvements to mitigate drainage and erosion issues affecting property located within the Districts.

9. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable:

The 2023 Audit for District No. 3 has not been completed and will be provided as a supplement to this report upon completion. The 2023 Applications for Exemption from Audit for District Nos. 1 & 2 are attached hereto as **Exhibit B**.

10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument:

The Districts did not receive notice of any uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any debt instrument.

11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligation, which continues beyond a ninety (90) day period.

There was not any inability of the Districts to pay their obligations as they came due, in accordance with the terms of such obligation, which continued beyond a ninety (90) day period.

EXHIBIT A
2024 Budgets

EXHIBIT B
2023 Audit Exemption Applications