

# TRADITIONS METROPOLITAN DISTRICT

## 2023 ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Service Plan for Traditions Metropolitan District (the “District”), the District is required to provide an annual report to the City of Aurora with regard to the following matters:

For the year ending December 31, 2023, the District makes the following report:

### §32-1-207(3) Statutory Requirements

**1. Boundary changes made.**

None.

**2. Intergovernmental Agreements entered into or terminated with other governmental entities.**

None.

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

<https://traditionsmetrodistrict.com/>

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

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 District’s public improvements as of December 31, 2023.

**5. The status of the construction of public improvements by the District.**

All public improvements have been constructed.

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

All principal public infrastructure has been completed, dedicated and accepted.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

See Exhibit A.

**8. A copy of the current year’s budget.**

A copy of the 2024 budget is attached hereto as Exhibit B.

**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 will be provided as a supplementary report at a later date.

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

None.

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

None.

## Service Plan Requirements

- 1. Boundary changes made or proposed:**

There were no boundary changes made or proposed during 2023.
- 2. Intergovernmental Agreements with other governmental entities entered into or proposed:**

The District did not enter into any intergovernmental agreements in 2023.
- 3. Changes or proposed changes in the District's policies:**

There were no changes or proposed changes in the District's policies during 2023.
- 4. Changes or proposed changes in the District's operations:**

There were no changes or proposed changes in the District's operations during 2023.
- 5. Any changes in the financial status of the District including revenue projections, or operating costs:**

A copy of the District's 2024 budget, including revenue projections and operating costs, is attached hereto as **Exhibit B**.
- 6. A summary of any litigation which involves the District:**

To our actual knowledge, based on review of the court records in Arapahoe County, there is no litigation involving the District as of December 31, 2023.
- 7. Proposed development plans for the year immediately following the year summarized in the annual report:**

The District has no planned development for 2023.
- 8. Status of the District's Public Improvement Construction Schedule:**

The principal public infrastructure necessary to support the 972 homes within the development has been completed.
- 9. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by Aurora:**

All principal public infrastructure has been completed, dedicated and accepted.
- 10. Summary of current assessed valuation of the District:**

See the District's 2023 assessed valuation attached as **Exhibit A**.
- 11. Total acreage of property within the District:**

The total acreage of property within the District is approximately 319 acres.
- 12. The District's indebtedness (stated separately for each class of debt):**

General Obligation Refunding Bonds, Series 2016 in the amount of \$13,545,000.
- 13. The District's debt service (stated separately for each class of debt):**

See the District's 2024 budget attached as **Exhibit B**.

**14. The District's tax revenue:**

See the attached mill levy certification attached as **Exhibit C**.

**15. Other revenues of the District:**

See the District's 2024 budget attached as **Exhibit B**.

**16. Public improvement expenditures:**

See the District's 2024 budget attached as **Exhibit B**.

**17. Other expenditures:**

See the District's 2024 budget attached as **Exhibit B** and the District's 2023 audit will be provided as a supplementary report at a later date.

**EXHIBIT A**  
**2023 Assessed Valuation**

**EXHIBIT B**  
**2024 Budget**

**EXHIBIT C**  
**2024 Mill Levy Certification**