

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2023

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2023 budget and budget message for THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4 County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 15, 2022. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP  
Attn: Denise Denslow, District Manager  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Denise.denslow@claconnect.com](mailto:Denise.denslow@claconnect.com)

I, Denise Denslow, District Manager of The Aurora Highlands Metropolitan District No. 4 hereby certify that the attached is a true and correct copy of the 2023 budget.

By: 

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Denise Denslow, District Manager

**RESOLUTION NO. 2022-12-04**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 4, ADAMS COUNTY, COLORADO, PURSUANT TO  
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR  
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY  
FOR THE BUDGET YEAR 2023**

A. The Board of Directors of The Aurora Highlands Metropolitan District No. 4 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body for its consideration.

C. 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 December 15, 2022, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4, ADAMS COUNTY, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is 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. 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.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 15, 2022.

**THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 4**

By:  \_\_\_\_\_  
President

Attest:   
By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

Budget

THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4  
ANNUAL BUDGET  
FOR YEAR ENDING DECEMBER 31, 2023

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2023 BUDGET  
WITH ACTUAL AND ESTIMATED  
For the Years Ended and Ending December 31,**

01/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH ACTUAL AND ESTIMATED**  
**For the Years Ended and Ending December 31,**

01/26/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Certified Assessed Value	\$ -	\$ -	\$ -
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<b>MILL LEVY</b>			
Total mill levy	0.000	0.000	0.000
<hr style="border-top: 3px double black;"/>			
<b>PROPERTY TAXES</b>			
Levied property taxes	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
<hr style="border-top: 3px double black;"/>			
<b>BUDGETED PROPERTY TAXES</b>			
	\$ -	\$ -	\$ -
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**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Aurora Highlands Metropolitan District No. 4 (“District”) was organized by Court Order dated December 5, 2022, to provide financing for the construction and installation of public improvements, including streets, traffic safety, water, sanitary sewer, park and recreation, public transportation, mosquito control, fire protection, and television relay improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The District’s service plan does not authorize the District to provide fire protection or television relay services unless the District enters into an intergovernmental agreement with the City of Aurora (City). The District is anticipated to operate as a part of the Aurora Highlands Community Authority Board with eight other metropolitan districts: Aerotropolis Area Coordinating Metropolitan District (“AACMD”) (formerly known as Green Valley Ranch East Metropolitan District No. 1), The Aurora Highlands Metropolitan District Nos. 1-3 (“TAH Nos. 1-3”) (formerly known as Green Valley Ranch East Metropolitan District Nos. 2-4), The Aurora Highlands Metropolitan District Nos. 5, (“TAH No.5”), and ATEC Metropolitan District Nos. 1-2 (“ATEC 1-2”) (collectively, the “Districts”). The District’s service area is located in Adams County, Colorado, entirely within the City.

On November 8, 2022, the District voters approved a general obligation indebtedness for all services and improvements of \$52,000,000,000. The District’s current service plan limits the total debt issuance to \$4,000,000,000, with a maximum debt mill levy of 50.000 mills.

The District has entered into an intergovernmental agreement with the City detailing the covenants and mutual agreements the District will follow as regards to the financing and construction of the public improvements, and the repayment of the associated debt.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Section 29-1-105, C.R.S., using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual result because events and circumstances frequently do not occur as expected, and those differences may be material.

The budgets are in accordance with the TABOR Amendment limitation. Emergency reserves required under TABOR have been provided.

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided (Continued)**

On November 21, 2019, the ATEC Districts, AACMD and The Aurora Highlands Metropolitan District Nos. 1-3 (collectively, the "CAB Districts") formed The Aurora Highlands Community Authority Board ("CAB") pursuant to intergovernmental agreement to govern the relationships between and among the CAB Districts with respect to the financing, construction, and operation of public improvements within their combined service area. On April 27, 2022, the CAB Districts approved the addition of The Aurora Highlands Metropolitan District Nos. 4-6 to the CAB. It is anticipated that one or more of the CAB Districts may enter into additional intergovernmental agreements concerning the financing, construction, and operations of public improvements benefiting the CAB Districts and their residents and owners.

**Revenues**

**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 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget at the mill levy adopted by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 4  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative Expenditures**

The District is a member of the CAB. The District will transfer its net General Fund revenues to the CAB. In return, the CAB will provide all the administrative and operating expenditures, which include the services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt and Leases**

The District has no outstanding debt. Additionally, the District has no operating or capital leases.

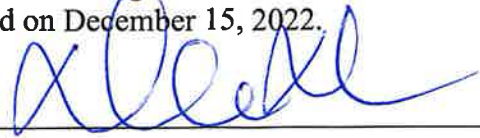
**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR eligible funds received by the District are transferred to the CAB, which pays for the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget. It is reflected in the Emergency Reserve of the CAB.

**This information is an integral part of the accompanying budget.**

I, Penise Danslow, hereby certify that I am the duly appointed Secretary of The Aurora Highlands Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 4 held on December 15, 2022.



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Secretary

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SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

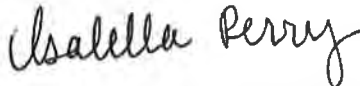
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver; State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated December 8 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated December 8 A.D. 2022.

I witness whereof I have hereunto set my hand this 8th day of December A.D. 2022.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 8th day of December A.D. 2022.



Notary Public

Isabella Perry  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20194037562  
MY COMMISSION EXPIRES 10/1/2023

NOTICE AS TO PROPOSED 2022 BUDGETS AND PROPOSED 2023 BUDGETS  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 4 AND 5  
CITY OF AURORA, ADAMS COUNTY,  
COLORADO

NOTICE IS HEREBY GIVEN, pursuant to Section 29-1-106, C.R.S., that proposed budgets have been submitted to the Boards of Directors of The Aurora Highlands Metropolitan District Nos. 4 and 5 (the "Districts") for 2022 and the ensuing year of 2023. Copies of such proposed budgets have been filed in the office of the accountant for the District, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where same are open for public inspection. Such proposed budgets will be considered at organizational meetings to be held at 1:00 p.m., on Thursday, December 15, 2022, at the Construction Trailer (former Information Center) located at 3900 E. 470 Bellway, Aurora, Colorado 80019, and via video/teleconference. Any interested elector within the Districts may, at any time prior to the final adoption of the budgets, inspect the budgets and file or register his or her objections thereto.

To attend the public hearings via video/teleconference use the information below:

Join Zoom Meeting  
<https://zoom.us/j/96576976056?pwd=NjFIQ25pVnAzSE80WFpGWnJMaTNqUT09>

Meeting ID: 965 7697 6056  
Passcode: 800276  
One tap mobile  
1-253-215-8782,\*800276#

THE AURORA HIGHLANDS  
METROPOLITAN  
DISTRICT NOS. 4 AND 5  
By: /s/ MaryAnn M. McGeady  
Attorney for the Districts

Publication: December 8, 2022  
Sentinel