

WINDLER HOMESTEAD METROPOLITAN DISTRICT

2023 ANNUAL REPORT

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TO
THE CITY OF AURORA**

Pursuant to §32-1-207(3)(c) and the Amended and Restated Service Plan for Windler Homestead Metropolitan District (the “**District**”), the District is 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 District makes the following report:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed to the District’s boundaries in 2023.

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

The District did not enter into or propose any Intergovernmental Agreements in 2023.

3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

As of December 31, 2023, the District did not adopt any rules and regulations.

4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Adams 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. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

As of December 31, 2023, the District did not construct any Public Improvements. Windler Public Improvement Authority completed the following public improvements in 2023:

- ◆ Approximately 25% of mass grading earthwork improvements.
- ◆ 36” steel waterline replacement along the future Denali alignment.
- ◆ E-470 and 48th Avenue interchange improvements.
- ◆ E. 56th Ave utility improvements from E-470 to Harvest Rd.
- ◆ E. 56th Ave grading improvements from E-470 to Harvest Rd.
- ◆ E. 48th Ave grading improvements from Tibet Rd to E-470.

- ◆ Wenatchee grading improvements from E. 48th Ave to the southern Winder property line.

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

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

7. The assessed valuation of the District for the current year.

The District's 2023 assessed valuation is \$45,380.

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

The 2024 budget is attached hereto as Exhibit A. As of the date of filing this report, the District does not plan to construct any Public Improvements in 2024.

Windler Public Improvement Authority anticipates constructing the following public improvements in 2024:

- ◆ Mass grading remaining earthwork.
- ◆ E-470 and E. 48th Ave remaining interchange improvements.
- ◆ 56th Avenue remaining utility improvements along the east bound and west bound lanes of 56th Avenue from E-470 to Harvest.
- ◆ 56th Avenue roadway improvements on both sides from E-470 to Harvest.
- ◆ 48th Avenue roadway and utility improvements from E-470 to Tibet.
- ◆ Wenatchee roadway and utility improvements from 48th Avenue to the south project boundary.
- ◆ Tributary T channel improvements in the southwest parcel of the Windler property.
- ◆ Denali Street roadway, utility, and streetlight improvements from E. 56th Ave to E. 48th Ave.
- ◆ Connector Roads #1 roadway, utility, and streetlight improvements.
- ◆ 45th Place roadway, utility, and streetlight improvements.
- ◆ Neighborhood C roadway and utility improvements.
- ◆ Neighborhood F roadway and utility improvements.
- ◆ Neighborhood E roadway and utility improvements.
- ◆ 1881 Park improvements.
- ◆ Discovery Park improvements.
- ◆ Monument signage improvements including signage, decorative walls, and landscaping.

9. Audit of the District's 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 Exemption Application is attached hereto as Exhibit B.

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

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any Debt instrument.

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

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

There were no boundary changes made to the District's boundaries in 2023.

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

The District did not enter into or propose any Intergovernmental Agreements in 2023.

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

As of December 31, 2023, the District did not adopt any rules and regulations.

4. A summary of litigation involving Public Improvements owned by the District.

To our actual knowledge, based on review of the court records in Adams 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. Status of the construction of Public Improvements by the District.

As of December 31, 2023, the District had not constructed any Public Improvements. The Authority completed the following public improvements in 2023:

- Approximately 25% of mass grading earthwork improvements.
- 36" steel waterline replacement along the future Denali alignment.
- E-470 and 48th Avenue interchange improvements.
- E. 56th Ave utility improvements from E-470 to Harvest Rd.
- E. 56th Ave grading improvements from E-470 to Harvest Rd.

- E. 48th Ave grading improvements from Tibet Rd to E-470.
- Wenatchee grading improvements from E. 48th Ave to the southern Winder property line.

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

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

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

The District's 2023 assessed valuation is \$45,380.

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

The 2024 budget is 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 Exemption Application is attached hereto as **Exhibit B**.

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

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any Debt instrument.

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.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.