

**NEW ISSUE
BOOK-ENTRY-ONLY****RATING: Moody's Ratings "Aa2"
(See "RATING")**

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, the portion of the Base Rentals allocable to the Certificates paid by the City which is designated and paid as interest, as provided in the Lease, and received by the Owners of the Certificates (which includes any original issue discount properly allocable to the Owners of certain of the Certificates) (the "Interest Portion") is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The Interest Portion may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent the Interest Portion is excludable from gross income for federal income tax purposes, such Interest Portion is excludable from Colorado taxable income and Colorado alternative minimum taxable income. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

\$26,525,000***Certificates of Participation, Series 2025
(Animal Shelter Project)****Evidencing Proportionate Undivided Interests in the Right to Receive Certain
Revenues pursuant to a Lease Purchase Agreement between
Aurora Capital Leasing Corporation and the
City of Aurora, Colorado****Dated: Date of Delivery****Due: December 1, as shown below**

The Certificates of Participation, Series 2025 (the "Series 2025 Certificates") will be issued in book-entry-only form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), depository for the Series 2025 Certificates. Individual purchases are to be made in book-entry form in authorized denominations of \$5,000 or integral multiples thereof. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2025 Certificates. Interest on the Series 2025 Certificates is payable December 1, 2025, and semiannually thereafter each June 1 and December 1 to and including the maturity dates shown below, unless the Series 2025 Certificates are redeemed earlier.

<u>Year *</u>	<u>Principal Amount *</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>CUSIP ®, 1</u>	<u>Year *</u>	<u>Principal Amount *</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>CUSIP ®, 1</u>
2025	\$1,370,000			051556	2036	\$ 660,000			051556
2026	405,000			051556	2037	690,000			051556
2027	425,000			051556	2038	725,000			051556
2028	445,000			051556	2039	760,000			051556
2029	470,000			051556	2040	800,000			051556
2030	490,000			051556	2041	840,000			051556
2031	515,000			051556	2042	880,000			051556
2032	540,000			051556	2043	925,000			051556
2033	570,000			051556	2044	970,000			051556
2034	595,000			051556	2045	1,020,000			051556
2035	625,000			051556					

\$5,915,000* _____ % Term Certificate Due December 1, 2050* Yield _____ % CUSIP® 051556 ____¹

\$5,890,000* _____ % Term Certificate Due December 1, 2054* Yield _____ % CUSIP® 051556 ____¹

The Series 2025 Certificates are subject to redemption prior to maturity as described under the caption "THE SERIES 2025 CERTIFICATES—Redemption."

The Series 2025 Certificates are issued for the purpose of (a) financing the costs of the construction of an animal shelter within the City boundaries (the "Project") as described under the caption "USE OF PROCEEDS;" and (b) paying expenses of issuance of the Series 2025 Certificates. Certain assets used in the City's operations (collectively, the "Site Leased Property") are to be leased by the City to the Aurora Capital Leasing Corporation ("ACLC") pursuant to a Site Lease dated as of September 1, 2025 (the "Site Lease"). The Site Leased Property and any improvements to the Site Leased Property, whether existing now or in the future (collectively, the "Leased Property") are to be leased back to the City by ACLC pursuant to a Lease Purchase Agreement dated as of September 1, 2025 (the "Lease"). The right, title and interest of ACLC in the revenues to be derived under the Lease has been assigned to UMB Bank, n.a., as Trustee (the "Trustee") pursuant to a Mortgage and Indenture of Trust dated as of September 1, 2025 (the "Indenture") between ACLC and the Trustee. Neither the Lease nor any Series 2025 Certificate constitutes a general obligation or other indebtedness of the City. *Neither the Lease nor any Series 2025 Certificate constitutes a multiple fiscal-year direct or indirect debt or other financial obligation of the City or obligates the City to make any payment beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.*

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2025 Certificates are offered when, as and if issued by the City and accepted by the Underwriter named below, subject to approval of validity by Kutak Rock LLP, Bond Counsel, and certain other conditions. Kutak Rock LLP and Taft Stettinius & Hollister LLP have also been retained to assist the City in the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney and for the Underwriter by Butler Snow LLP. Hilltop Securities Inc. has acted as municipal advisor to the City in connection with the Series 2025 Certificates. Delivery of the Series 2025 Certificates through DTC in New York, New York, is expected on or about September __, 2025.

STIFEL**The date of this Official Statement is September __, 2025.**

* Preliminary; subject to change.

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¹ The City assumes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Series 2025 Certificates.

No dealer, salesman, or other person has been authorized to give any information or to make any representation with respect to the Series 2025 Certificates which is not contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by the City. The information in this Official Statement is subject to change and neither the delivery of this Official Statement nor any sale made after any such delivery shall, under any circumstances, create any implication that there has been no change since the date of this Official Statement. This Official Statement shall not constitute an offer to sell or the solicitation of any offer to buy, and there shall be no sale of any of the Series 2025 Certificates, by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale. The Underwriter has reviewed the information in this official statement pursuant to its responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information.

TABLE OF CONTENTS

SUMMARY OF THE OFFICIAL STATEMENT	i	TAX MATTERS	53
INTRODUCTION.....	1	General Matters.....	53
Generally	1	Original Issue Discount.....	53
Plan of Finance	1	Original Issue Premium.....	54
RISK FACTORS.....	2	Backup Withholding	55
Right of the City to Renew the Lease Annually	2	Changes in Federal and State Tax Law	55
Sources of Payment of Base Rentals and Additional Rentals.....	3	UNDERWRITING	55
Results of Nonrenewal of the Lease.....	3	LEGAL MATTERS.....	56
Enforceability of Remedies.....	4	FINANCIAL STATEMENTS	56
Effects on the Series 2025 Certificates of an Event of		MISCELLANEOUS	57
Nonappropriation or an Event of Default	4		
Limited Alternate Use of Portions of the Leased Property.....	4	APPENDIX A	PROPOSED FORM OF OPINION OF BOND COUNSEL
Risk of Redemption Prior to Maturity.....	5	APPENDIX B	SUMMARIES OF CERTAIN PROVISIONS OF LEGAL DOCUMENTS
Cybersecurity.....	5	APPENDIX C	AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2024
No Waiver of Condemnation by the City	6	APPENDIX D	PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING
THE SERIES 2025 CERTIFICATES.....	6	APPENDIX E	BOOK-ENTRY-ONLY SYSTEM
Security.....	6		INDEX OF TABLES
Payment of Principal, Redemption Price and Interest.....	7		
Redemption.....	7		
Notice of Redemption.....	8		
Transfer and Exchange	9		
Continuing Disclosure Undertaking.....	10		
USE OF PROCEEDS.....	11		
Generally	11		
Sources and Uses of Funds	11		
The Project.....	11		
THE LEASED PROPERTY.....	12		
THE LEASE	12		
Base Rentals	13		
THE INDENTURE	16		
ACLC.....	16		
THE CITY	16		
Generally	16		
Elected Officials	17		
City Management	17		
Services Available to City Residents	19		
Employees, Unions and Labor Relations	19		
Major Sources of Development and Economic Activity in the			
City and Surrounding Metropolitan Area	25		
Insurance	32		
Employment	32		
Capital Improvements Plan.....	34		
GENERAL FINANCIAL INFORMATION CONCERNING			
THE CITY	35		
Accounting Policies	35		
The Budget Process	35		
Recent Budget Developments.....	35		
Operating History of the General Fund.....	38		
Management's Discussion and Analysis of Trends in			
Operations of the General Fund.....	40		
Primary Sources of Revenue to the General Fund (GAAP			
Basis)	41		
Constitutional Limitations on Aurora Revenues	46		
DEBT STRUCTURE OF THE CITY	46		
Borrowing Authority	46		
Outstanding Obligations	49		
Legal Debt Margin.....	51		
CONSTITUTIONAL LIMITATIONS ON TAXES,			
REVENUES, BORROWING AND SPENDING	51		
MUNICIPAL ADVISOR.....	52		
RATING	52		
LITIGATION.....	52		

NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE HAS APPROVED OR DISAPPROVED THE SERIES 2025 CERTIFICATES OR THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

SUMMARY OF THE OFFICIAL STATEMENT

The Series 2025 Certificates	The Certificates of Participation, Series 2025 (the “Series 2025 Certificates”), are being issued in the aggregate principal amount of \$26,525,000 * in book-entry form only through the facilities of The Depository Trust Company. The Series 2025 Certificates, together with the other certificates of participation issued under the Indenture (defined below), if any, are referred to collectively as the “Certificates.”
Plan and Purpose of Financing	The Series 2025 Certificates are issued for the purpose of: (a) financing the costs of the construction of an animal shelter within the City boundaries (the “Project”) as described under the caption “USE OF PROCEEDS;” and (b) paying expenses of issuance of the Series 2025 Certificates.
The City	The City of Aurora, Colorado (the “City”) is located within the Denver, Colorado metropolitan area with an estimated population of 403,130 persons in 2024 (as provided by the U.S. Census Bureau, and the most recent information available) and covers approximately 160 square miles. The City is a home rule city and operates under a council-manager form of government. See “THE CITY.”
ACLC	Aurora Capital Leasing Corporation (“ACLC”) is a Colorado nonprofit corporation formed for the primary purpose of facilitating the lease-purchase acquisition of real and personal property used in the operations of the City. See “ACLC.”
Redemption.....	The Series 2025 Certificates are subject to redemption prior to maturity as described under the caption “THE SERIES 2025 CERTIFICATES—Redemption.”
Security	The Series 2025 Certificates evidence proportionate undivided interests in rights to receive certain revenues pursuant to a Lease Purchase Agreement dated as of September 1, 2025 (the “Lease”) between ACLC, as lessor, and the City, as lessee. The property being leased to the City under the Lease (the “Leased Property”) includes certain land within the City limits to be used as the site of the Project owned by the City and leased to ACLC pursuant to a Site Lease dated as of September 1, 2025 (the “Site Lease”) between the City, as lessor, and ACLC, as lessee. See “THE LEASED PROPERTY.” The right of ACLC to revenues payable pursuant to the Lease has been assigned to UMB Bank, n.a. (the “Trustee”) pursuant to the Mortgage and Indenture of Trust dated as of September 1, 2025 (the “Indenture”) between ACLC and the Trustee.

* Preliminary; subject to change.

Neither the Lease nor any Series 2025 Certificate constitutes a general obligation or indebtedness of the City. Neither the Lease nor any Series 2025 Certificate constitutes a multiple-fiscal year direct or indirect debt or other financial obligation of the City. The Series 2025 Certificates are payable solely from Base Rentals payable under the Lease and certain other limited funds. The Lease is subject to annual renewal by the City. See “THE SERIES 2025 CERTIFICATES—Security.”

Risk Factors The purchase and ownership of the Series 2025 Certificates are subject to various investment risks including, but not limited to, those described under “RISK FACTORS.”

**Tax Treatment of
Interest on the**

Series 2025 Certificates..... In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, the portion of the Base Rentals allocable to the Certificates paid by the City which is designated and paid as interest, as provided in the Lease, and received by the Owners of the Certificates (the “Interest Portion”), is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The Interest Portion may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent the Interest Portion is excludable from gross income for federal income tax purposes, such Interest Portion is excludable from gross income for Colorado income tax purposes and from the calculation of Colorado alternative minimum taxable income. For a more detailed description of such opinions of Bond Counsel, see “TAX MATTERS” herein.

Professional Services The professional firms participating in the initial offering of the Series 2025 Certificates are as follows:

- Underwriter:

Stifel, Nicolaus & Company, Incorporated
1401 Lawrence Street, Suite 900
Denver, Colorado 80202
Telephone: 303-296-2300
- Municipal Advisor:

Hilltop Securities Inc.
8055 East Tufts Avenue, Suite 350
Denver, CO 80237
Telephone: 303-771-0217
- Bond Counsel:

Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone: 303-297-2400

Special Counsel: Taft Stettinius & Hollister LLP
675 15th Street, Suite 2300
Denver, CO 80202
Telephone: 303-297-2900

Underwriter's Counsel: Butler Snow LLP
1801 California Street, Suite 5100
Denver, CO 80202
Telephone: 720-330-2300

Additional Information;

Continuing Disclosure

Undertaking..... Additional information concerning the City and the Series 2025 Certificates may be obtained from the Office of the Director of Finance, 15151 East Alameda Parkway, Aurora, Colorado 80012, Telephone: (303) 739-7055, from the Municipal Advisor, at the address and telephone number shown above, or by visiting the Investor Information section of the City's official website. The City will enter into an undertaking pursuant to Securities and Exchange Commission Rule 15c2-12 to provide certain information concerning the Series 2025 Certificates on a continuing basis. See "THE SERIES 2025 CERTIFICATES—Continuing Disclosure Undertaking."

THE FOREGOING INFORMATION IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO THE DETAILED INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT. EACH PROSPECTIVE INVESTOR SHOULD READ THE OFFICIAL STATEMENT IN ITS ENTIRETY.

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OFFICIAL STATEMENT

Relating to

\$26,525,000 *

Certificates of Participation, Series 2025 (Animal Shelter Project)

**Evidencing Proportionate Undivided Interests in the Right to Receive Certain
Revenues pursuant to a Lease Purchase Agreement between
Aurora Capital Leasing Corporation and the
City of Aurora, Colorado**

INTRODUCTION

Generally

This Official Statement, including its Cover Page and Appendices, is provided in connection with the offering of \$26,525,000 * principal amount of Certificates of Participation, Series 2025 (the “Series 2025 Certificates” or the “Certificates”) evidencing proportionate undivided interests in the right to receive certain revenues pursuant to the Lease described below. The Series 2025 Certificates are to be issued for the purpose of financing the construction of an animal shelter within the City boundaries (the “Project”), as described under the caption “USE OF PROCEEDS” and paying expenses of issuance of the Series 2025 Certificates.

The Series 2025 Certificates evidence proportionate undivided interests in the right to receive certain revenues pursuant to a Lease Purchase Agreement dated as of September 1, 2025 (the “Lease”) between the Aurora Capital Leasing Corporation (“ACLC”), as lessor and the City of Aurora, Colorado (the “City”), a home rule city and political subdivision of the State of Colorado (the “State”), as lessee. The right, title and interest of ACLC in revenues payable pursuant to the Lease have been assigned to the Trustee by ACLC pursuant to the Indenture.

Neither the Lease nor any Series 2025 Certificates constitutes a general obligation or other indebtedness of the City. Neither the Lease nor any Series 2025 Certificates constitutes a multiple-fiscal year direct or indirect debt or other financial obligation of the City or obligates the City to make any payments beyond those appropriated for any fiscal year in which the Lease is in effect. The Lease is subject to annual renewal by the City.

Plan of Finance

The Series 2025 Certificates are being issued for the purpose of: (a) financing the costs of the Project as more specifically described under the caption “USE OF PROCEEDS;” and (b) paying expenses of issuance of the Series 2025 Certificates. Unless otherwise defined herein, capitalized terms used herein are defined in APPENDIX B under the caption “—Definitions.”

* Preliminary; subject to change.

The City's continuing payment of Base Rentals under the Lease is subject to annual appropriation by the City Council of the City (the "City Council"). The Lease does not require that such appropriations must come from any particular source, and they may therefore be made from any legally available City funds. The City currently expects to appropriate funds for Base Rentals from legally available moneys in the General Fund, as described under the caption "THE SERIES 2025 CERTIFICATES—Security."

This Official Statement contains information about the City, ACLC, the Lease, the Indenture and other matters pertinent to the offering of the Series 2025 Certificates. The references to and summaries of provisions of the laws of the State and the descriptions of documents included in this Official Statement do not purport to be complete and are qualified in their entirety by reference to the complete provisions thereof, copies of which are available from the City or the Municipal Advisor during the period of the initial offering of the Series 2025 Certificates.

RISK FACTORS

THE PURCHASE AND OWNERSHIP OF THE SERIES 2025 CERTIFICATES ARE SUBJECT TO VARIOUS RISKS WHICH ARE DESCRIBED THROUGHOUT THIS OFFICIAL STATEMENT. EACH PROSPECTIVE INVESTOR IN THE SERIES 2025 CERTIFICATES SHOULD READ THIS OFFICIAL STATEMENT IN ITS ENTIRETY, GIVING PARTICULAR ATTENTION TO THE FACTORS DESCRIBED BELOW WHICH, AMONG OTHERS, COULD AFFECT THE PAYMENT OF BASE RENTALS ON THE SERIES 2025 CERTIFICATES AND COULD ALSO AFFECT THE MARKETABILITY OF THE SERIES 2025 CERTIFICATES TO AN EXTENT THAT CANNOT BE DETERMINED.

Right of the City to Renew the Lease Annually

The obligations of the City to make payments under the Lease are from year to year only and the City is not obligated to levy taxes or apply its general resources to make such payments beyond the then current fiscal year. Except to the extent payable from the Net Proceeds of certain insurance policies and condemnation awards, from the Net Proceeds of subleasing of the Leased Property or from other amounts made available under the Indenture, the Series 2025 Certificates and the interest thereon are payable solely from the Revenues derived from the Lease, which consist principally of the Base Rentals and the Purchase Option Price, if paid. The payment of Base Rentals and Additional Rentals under the Lease constitutes a currently budgeted expenditure of the City, payable only if funds are appropriated by the City Council in each year.

The obligation of the City to pay Base Rentals and Additional Rentals is limited to those moneys of the City which are specifically budgeted and appropriated by the City Council for such purpose. Accordingly, nonrenewal of the Lease would mean the loss of occupancy of the Leased Property by the City. The Lease directs the officer of the City at the time charged with the responsibility of formulating budget proposals to include in the budget proposals submitted to the City Council, in any year in which the Lease is in effect, items for all payments required for the ensuing fiscal year under the Lease, so that the decision to renew the Lease is to be made solely by the City Council and not by any other officer of the City. The Lease declares that the present intention and expectation of the City Council is that the Lease will be renewed annually until the leasehold interest in the Leased Property is acquired by the City pursuant to the Lease. This declaration is not, however, binding upon the current or any future City Council.

There is no assurance that the City will renew the Lease, and there is no penalty to the City if the obligations of the City under the Lease are not renewed on an annual basis by the City. Accordingly, the likelihood that the Lease will continue in effect until the Series 2025 Certificates are paid is dependent upon factors which are beyond the control of the owners of the Series 2025 Certificates. These factors include but are not limited to (a) the continuing need of the City for facilities such as the Leased Property; and (b) the continued ability of the City to generate sufficient funds from taxes and other sources to pay obligations associated with the Lease and other obligations of the City.

Payment of the principal of and interest on the Series 2025 Certificates following an Event of Nonappropriation or an Event of Default under the Lease will be dependent upon the ability of the Trustee to relet or dispose of its interest in the Leased Property, as to which no assurance can be given.

Sources of Payment of Base Rentals and Additional Rentals

The obligation of the City to pay Base Rentals and Additional Rentals pursuant to the Lease is limited to those City funds that are specifically budgeted and appropriated by the City Council for such purpose. The Lease directs the City Manager of the City (or any other officer charged at any time with the responsibility of formulating budget proposals with respect to the Leased Property) to include, in the annual budget proposals submitted to the Council, items for all payments required under the Lease for the ensuing Fiscal Year, until such time (if any) as the City determines to terminate the Lease.

At the time of the execution and delivery of the Series 2025 Certificates, no debt service reserve fund will be established to secure the payment of the principal of and interest on the Series 2025 Certificates. The City has no intention of establishing a debt service reserve fund in the future to secure the payment of the principal of and interest on the Series 2025 Certificates.

Results of Nonrenewal of the Lease

In the event that the City does not budget and appropriate, specifically with respect to the Lease, on or before the last day of each fiscal year, moneys sufficient to pay all Base Rentals and the reasonably estimated Additional Rentals coming due for the ensuing fiscal year, an “Event of Nonappropriation” is deemed to have occurred. See APPENDIX B under the caption “—LEASE—Nonappropriation” herein for a discussion of the results of an Event of Nonappropriation, and the ability of the Trustee to waive, under certain circumstances, the effects of the occurrence of an Event of Nonappropriation without notice to or the consent of the owners of the Series 2025 Certificates.

If the Lease is not renewed because an Event of Nonappropriation has occurred or is terminated because an Event of Default has occurred, the City is required to vacate or surrender possession of the Leased Property (a) by the end of the forty-fifth day of the fiscal year in respect of which an Event of Nonappropriation occurs; or (b) within 30 days after notice by the Trustee, in the case of an Event of Default. The City may also terminate the Lease as a result of certain events described herein in APPENDIX B under the caption “SITE LEASE—Damage, Destruction and Condemnation.” Upon an Event of Nonappropriation or an Event of Default the Trustee may be required to relet or dispose of its interest in the Leased Property. The Net Proceeds from the sale of the Leased Property, along with other moneys then held by the Trustee under the Indenture (with certain exceptions as provided in the Lease and the Indenture), are required to be used to redeem all Certificates pro rata to the extent of such moneys. See the caption “THE SERIES 2025 CERTIFICATES—Redemption.”

The Leased Property is to be insured by policies of casualty and property insurance or a self-insurance program, as described in “APPENDIX B—LEASE—Tax, Utilities and Insurance.” In the event of the damage to, destruction of, or the discovery of a defect in construction with respect to, any of the Leased Property, and if the Net Proceeds from such insurance policies or certain other sources are insufficient to repair or replace such Leased Property, the City may terminate its obligations under the Lease with respect to such Leased Property by paying such Net Proceeds into the Certificate Fund. If the City exercises its option to terminate the Lease with respect to any of the Leased Property in such an event, such Leased Property is required to be subleased by the Trustee under certain circumstances and the proceeds of such subleasing or sale are required to be applied to the redemption of the Series 2025 Certificates. See the caption “THE SERIES 2025 CERTIFICATES—Redemption.”

Enforceability of Remedies

A termination of the Lease Term as a result of an Event of Nonappropriation or an Event of Default will give the Trustee the right to possession of, and the right to sublease, the Leased Property in accordance with the provisions of the Lease and the Indenture. The enforceability of the Site Lease, the Lease, the Indenture and the Series 2025 Certificates is subject to applicable bankruptcy laws, principles of equity affecting the enforcement of creditors’ rights generally and liens securing such rights, the police powers of the State and its political subdivisions and judicial discretion. Because of the delays inherent in enforcing the remedies of the Trustee upon the Leased Property through the courts, a potential purchaser of the Series 2025 Certificates should not anticipate that the remedies of the Trustee are remedies which could be accomplished rapidly. Any delays in the ability of the Trustee to resolve its claim to possession of or title to the Leased Property may result in delays in the payment of the Series 2025 Certificates.

Effects on the Series 2025 Certificates of an Event of Nonappropriation or an Event of Default

Bond Counsel will not render any opinion with respect to the applicability or inapplicability of the registration requirements of the Securities Act of 1933, as amended, to transfers of Series 2025 Certificates subsequent to a termination of the Lease by reason of an Event of Nonappropriation or an Event of Default. If the Lease is terminated by reason of an Event of Nonappropriation or an Event of Default, there is no assurance that the Series 2025 Certificates may be transferred without compliance with the registration provisions of the Securities Act of 1933, as amended, or applicable state laws, or the availability of an exemption therefrom.

In addition, Bond Counsel will express no opinion as to the treatment for federal or state income tax purposes of any amounts received by the owners of the Series 2025 Certificates subsequent to a termination of the City’s obligation under the Lease. There is no assurance that amounts received by the owners of the Series 2025 Certificates as interest subsequent to an Event of Nonappropriation or an Event of Default will be excludable from gross income for purposes of federal and State of Colorado income taxation.

Limited Alternate Use of Portions of the Leased Property

The Leased Property consists of real property and improvements of particular design and used for municipal purposes. Because of their configuration and contemplated use, portions of the Leased Property may not be easily converted to alternate uses. The real property constituting the Leased Property is specifically zoned as described under the caption “THE LEASED PROPERTY.” The City has not and may not have the authority to bind itself to rezone the real property constituting the Leased Property. A potential purchaser of the Series 2025 Certificates should not assume that it will be possible to dispose of any interest in the Leased Property after an Event of Nonappropriation or an Event of Default (a) for an amount equal

to the aggregate principal amount of the Series 2025 Certificates then outstanding plus accrued interest thereon and other amounts owing under the Lease and the Indenture; or (b) within a time period that would prevent a default in the timely payment of Base Rentals on the Series 2025 Certificates. If the Series 2025 Certificates are redeemed subsequent to an Event of Nonappropriation or an Event of Default for an amount less than the aggregate principal amount thereof and accrued interest thereon, no owner of any Certificate has any further claim for payment against the Trustee or the City.

Risk of Redemption Prior to Maturity

In considering whether the Series 2025 Certificates might be redeemed prior to maturity, owners of the Series 2025 Certificates should consider the information included in this Official Statement under the heading “THE SERIES 2025 CERTIFICATES—Redemption.” Except in a case where the Leased Property is foreclosed upon producing insufficient proceeds to pay all amounts owing to the Owners, the effect on Owners of such mandatory redemption would likely be the same as an early redemption at par.

Cybersecurity

Cyberattacks remain a threat against the business and governmental operations of entities such as the City. The City’s Information Security Office (“ISO”) oversees the cybersecurity operations of the City’s Information Technology (“IT”) infrastructure and provides consultation to the City’s Operational Technology (“OT”). The City is a founding member of the Colorado Threat Intelligence System (“CTIS”) that provides near-real time alerts to Colorado State, Local, Tribal and Territorial (“SLTT”) government agencies regarding cyber threats to the SLTT community, as well as a standing member of the Multi-State Information Sharing and Analysis Center (“MS-ISAC”), the Water Information Sharing and Analysis Center (“Water-ISAC”) and InfraGard, which provide threat intelligence and cybersecurity services to the SLTT and Water/Wastewater communities.

The City utilizes a defense-in-depth methodology that begins at the employee and extends throughout the technology life cycle. City IT and ISO personnel undergo rigorous background checks, including a fingerprint-based criminal history check. ISO personnel maintain industry security and privacy certifications (CISSP, Security+, CISM, CIPM) and undergo training throughout the year on cybersecurity Common Body of Knowledge and operational security systems. The City has provided annual security and privacy training to all City employees since 2017 and converted to a monthly training cadence in late 2021. As part of its methodology, the City utilizes next generation perimeter and internal network security systems that protect the City’s assets from increasingly complex attacks. Additionally, the City IT uses a change management program that requires all production changes to be vetted by a technical team and approved by management prior to being implemented as well as a software lifecycle management process that tracks an application throughout its useful life to ensure updates are applied and the environment uses a currently supported version. The ISO performs ongoing monitoring, auditing and response of the City’s IT infrastructure through the active collection of assets audit records into a Security Information and Event Management (“SIEM”) platform that correlates the logs to other events and alerts the City’s IT and ISO staff for investigation and response.

In addition to securing access control and data management, the ISO is also responsible for third party management of technology service providers and performs regular risk assessment and auditing based upon the vendor’s risk to the City. Vendors are assessed during on-boarding and annually thereafter based upon their risk to City process and infrastructure. The City holds a cyber insurance policy with \$10 million in coverage and has retained a law firm for incident response, as well as a leading cybersecurity firm for forensics and notification. The City is unaware of the occurrence of any material breach of its systems.

While the City is confident in its cybersecurity efforts, there is no assurance that a major cyberattack would not have a material adverse impact on the City's operations or financial condition.

No Waiver of Condemnation by the City

As a Colorado political subdivision with condemnation powers, the City may be able to assert various claims to possession of the Leased Property which may be superior to the Trustee's rights to possess and dispose of its interest in the Leased Property under the Lease and the Indenture. The City has not waived, and may not have authority to waive, its rights to assert such claims in the future. The Lease provides that in the event of a condemnation of the Leased Property by the City, the City has agreed that the value of the condemned portion of the Leased Property would not be less than the greater of (a) if the Series 2025 Certificates are then subject to redemption under the Indenture, the redemption price of the Series 2025 Certificates that are attributable to the condemned property; or (b) if the Series 2025 Certificates are not then subject to redemption, the amount necessary to defease the Series 2025 Certificates attributable to the condemned property to the first date on which the Series 2025 Certificates are subject to redemption under the Indenture.

THE SERIES 2025 CERTIFICATES

The Series 2025 Certificates are issuable solely as fully registered certificates of participation in the denomination of \$5,000 or integral multiples thereof. The Series 2025 Certificates are dated, mature and bear interest as described on the cover page hereof.

Security

Neither the Lease nor any Series 2025 Certificate constitutes a general obligation or indebtedness of the City. Neither the Lease nor any Series 2025 Certificate constitutes a multiple-fiscal year direct or indirect debt or other financial obligation of the City or a charge against its general credit or taxing powers.

Base Rentals. The Series 2025 Certificates are payable annually solely from Base Rentals payable under the Lease and certain other limited funds. The Lease is subject to annual renewal by the City. If the Lease is renewed, it is required to be renewed with respect to all of the Leased Property which has not otherwise been released pursuant to the terms of the Lease. See "THE SERIES 2025 CERTIFICATES—Redemption" and APPENDIX B under the caption "LEASE—City's Purchase Option." See also "RISK FACTORS—Right of the City to Renew the Lease Annually" and "—Results of Nonrenewal of the Lease."

The Lease does not prohibit the City from entering into other lease-purchase agreements with ACLC or any other lessor in connection with real or personal property other than the Leased Property.

The Site Lease. ACLC will lease the Site Leased Property from the City pursuant to the Site Lease. The Leased Property, which consists of ACLC's leasehold interest in the Site Leased Property and the improvements thereon, is leased back by the City from ACLC. The stated term of the Site Lease terminates on December 31, 2064, unless terminated earlier by the payment by the City of all scheduled Base Rentals due under the Lease or by the Payment by the City of the Purchase Option Price.

The Leased Property. Under the Lease, the City leases from ACLC the Leased Property described under the caption "THE LEASED PROPERTY." In an Event of Default or an Event of Nonappropriation the Trustee may take possession or relet all or portions of the Leased Property.

Payment of Principal, Redemption Price and Interest

While the Series 2025 Certificates remain in book-entry-only form, payments to Beneficial Owners are governed by the rules of DTC as described in “APPENDIX E—Book-Entry-Only System.” If DTC ceases to act as depository for the Series 2025 Certificates, payment may be made as described below.

The principal or redemption price, if any, of, and interest on, the Series 2025 Certificates is to be paid by check or draft mailed to each owner of a Series 2025 Certificate or by electronic means. ACLC, the Trustee and the Paying Agent may treat each owner of a Series 2025 Certificate appearing on the registration books maintained by the Paying Agent as the absolute owner of such Series 2025 Certificate for all purposes and are not affected by any notice to the contrary.

Any Series 2025 Certificate delivered in transfer or exchange bears interest (a) from the date of execution, if executed on an Interest Payment Date to which interest has been paid; or (b) from the last preceding Interest Payment Date to which interest has been paid (or from the date of their original delivery if no interest thereon has been paid) in all other cases.

Interest on any Series 2025 Certificate is to be paid to the owner of such Series 2025 Certificate as shown on the registration books kept by the Paying Agent as of the close of business on the “regular record date,” which is the fifteenth day of the calendar month next preceding each Interest Payment Date.

If the funds available under the Indenture are insufficient on any Interest Payment Date to pay the interest then due, such interest is payable to the owners of the Series 2025 Certificates shown on the registration books as of a “special record date.” If sufficient funds for the payment of such overdue interest thereafter become available, the Paying Agent is to establish a “special interest payment date” for the payment of the overdue interest and a “special record date” for determining the owners of the Series 2025 Certificates entitled to such payments. Notice of each date so established is to be mailed to each such owner at least 10 days prior to the special record date. The overdue interest is to be paid on the special interest payment date to the owners of the Series 2025 Certificates entitled to such payments, as shown on the registration books kept by the Paying Agent as of the close of business on the special record date.

Redemption

Optional Redemption. The Series 2025 Certificates maturing in the years 20__-20__ are not subject to redemption prior to their respective maturity dates. The Series 2025 Certificates maturing in the year 20__ and thereafter are subject to redemption at the option of the City on December 1, 20__ and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption.

Mandatory Sinking Fund Redemption. The Series 2025 Certificates maturing December 1, 20__ are subject to mandatory sinking fund redemption, in part, by lot, on the dates set forth below, upon payment of par and accrued interest, without redemption premium, in the annual amounts set forth below.

December 1 of the Year	Principal Amount
20__	\$
20__	
20__ ¹	

¹ Final maturity, not a sinking fund redemption.

The Series 2025 Certificates maturing December 1, 20__ are also subject to mandatory sinking fund redemption, in part, by lot, on the dates set forth below, upon payment of par and accrued interest, without redemption premium, in the annual amounts set forth below.

December 1 of the Year	Principal Amount
20__	\$
20__	
20__ ¹	

¹ Final maturity, not a sinking fund redemption.

Redemption of Series 2025 Certificates in Whole upon an Event of Nonappropriation or Event of Default. The Series 2025 Certificates are to be called, for redemption in whole, on any date, in the event of the occurrence of an Event of Nonappropriation or the occurrence and continuation of an Event of Default under the Lease. The redemption price will be the lesser of (a) the principal amount of the Series 2025 Certificates, plus accrued interest to the redemption date (without any premium); or (b) the sum of (i) the amount, if any, received by the Trustee or ACLC from the exercise of remedies under the Lease with respect to the Event of Nonappropriation or the occurrence and continuation of the Event of Default that gave rise to such redemption; and (ii) the other amounts available in the Trust Estate for payment of the redemption price of the Series 2025 Certificates, which amounts will be allocated among the Series 2025 Certificates in proportion to the principal amount of each Series 2025 Certificate. Notwithstanding any other provision of the Indenture, the payment of the redemption price of any Series 2025 Certificate pursuant to this redemption provision will be deemed to be the payment in full of such Series 2025 Certificate and no Owner of any Series 2025 Certificate redeemed pursuant to this redemption provision will have any right to any payment from ACLC, the Trustee or the City in excess of such redemption price.

In addition to any other notice required to be given under the Indenture, the Trustee is to, immediately after the Trustee has been notified of or has knowledge of the occurrence of an Event of Nonappropriation or an Event of Default under the Lease, notify the Owners (i) that such event has occurred; and (ii) whether or not the funds then available to it for such purpose are sufficient to pay the redemption price set forth in clause (i). If the funds then available to the Trustee are sufficient to pay the redemption price set forth in clause (i), such redemption price must be paid as soon as possible. If the funds then available to the Trustee are not sufficient to pay the redemption price set forth in clause (i) ACLC and the Trustee must (A) immediately pay the portion of the redemption price that can be paid from the funds available, net of any funds which, in the judgment of the Trustee, should be set aside to pursue remedies under the Lease and (B) subject to the provisions of Article VII of the Indenture, immediately begin to exercise and diligently pursue all remedies available to them under the Lease in connection of such Event of Nonappropriation or Event of Default. The remainder of the redemption price, if any, is to be paid to the Owners if and when funds become available to the Trustee from the exercise of such remedies. Any excess funds, after payment of the amounts described herein, are to be retained by ACLC.

Notice of Redemption

Except in the case of redemption of Series 2025 Certificates in whole upon an Event of Nonappropriation or Event of Default, Series 2025 Certificates are to be redeemed only by written notice from the City to the Trustee of its election to redeem in accordance with the Indenture. The notice must specify the places where the amounts due upon such redemption are payable, the redemption date and the principal amount of each maturity of the Series 2025 Certificates to be redeemed and must be given at least 30 days prior to the redemption date or such shorter period acceptable to the Trustee. Notice of the call for any redemption, identifying the Series 2025 Certificates or portions thereof to be redeemed and specifying

the terms of such redemption, is to be given by the Trustee by electronic means if to DTC or by mailing a copy of the redemption notice United States first class mail, at least 30 days prior to the date fixed for redemption, to the Owner of each Series 2025 Certificate to be redeemed at the address shown on the registration books; provided, however, that failure to give such notice, or any defect in such notice, would not affect the validity of any proceedings of any Series 2025 Certificates as to which no such failure has occurred.

Any notice mailed as described in this section will be conclusively presumed to have been duly given, whether or not the Owner receives the notice.

If at the time of mailing of notice of redemption there has not been deposited with the Trustee moneys sufficient to redeem all of the Series 2025 Certificates called for redemption, which moneys are or will be available for redemption of Series 2025 Certificates, such notice will state that it is conditional upon the deposit of the redemption moneys with the Trustee not later than the opening of business on the redemption date, and such notice would be of no effect unless such moneys are so deposited.

Transfer and Exchange

While the Series 2025 Certificates remain in book-entry-only form, transfers of ownership by Beneficial Owners may be made as described in “APPENDIX E—Book-Entry-Only System.” In the event that DTC ceases to act as depository for the Series 2025 Certificates, transfers may be effected as described below.

Books for the registration and transfer of Series 2025 Certificates are to be kept by the Trustee. Upon surrender for transfer of any Series 2025 Certificate at the principal corporate trust office of the Trustee, the Trustee is to execute and deliver in the name of the transferee a new Series 2025 Certificate of like aggregate principal amount and of the same maturity. Series 2025 Certificates may be exchanged at the principal corporate trust office of the Trustee for an equal aggregate principal amount of Series 2025 Certificates of the same maturity of other authorized denominations. All Series 2025 Certificates presented for transfer or exchange must be accompanied by a written instrument of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Trustee, duly executed by the owner or by his attorney duly authorized in writing.

The Trustee is not required to transfer or exchange any Series 2025 Certificate during the period of 15 days next preceding any Interest Payment Date nor to transfer or exchange any Series 2025 Certificate after the mailing of notice calling such Series 2025 Certificate for redemption has been made, nor during the period of 15 days next preceding the mailing of such notice of redemption.

New Series 2025 Certificates delivered upon any transfer or exchange evidence the same obligations as the Series 2025 Certificates surrendered, are secured by the Indenture and entitled to all of the security and benefit thereof to the same extent as the Series 2025 Certificates surrendered. The person in whose name any Series 2025 Certificate is registered is deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of either principal or interest on any Series 2025 Certificate will be made only to or upon the written order of the registered owner thereof or his legal representative.

The Trustee is to require the payment, by any owner requesting exchange or transfer of Series 2025 Certificates, of any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer.

Continuing Disclosure Undertaking

In order to facilitate compliance by the Underwriter with Securities and Exchange Commission Rule 15c2-12 (the “Rule”) the City will enter into an undertaking in substantially the form set forth in APPENDIX D hereto (the “Continuing Disclosure Undertaking”) to provide certain information, including audited financial results, on an annual basis, and to provide notice of certain specified events contemplated by the Rule, to the information repositories designated in the Continuing Disclosure Undertaking.

The specific information required to be provided by the City under the Continuing Disclosure Undertaking includes: (a) notice of the occurrence of any of the events enumerated in the Rule; (b) annual audited financial statements; and (c) annual operating results with respect to the statistical and tabular material appearing under the captions “GENERAL FINANCIAL INFORMATION CONCERNING THE CITY—Operating History of the General Fund,” “—Primary Sources of Revenue to the General Fund (GAAP Basis),” and “DEBT STRUCTURE OF THE CITY.”

The City has entered into Continuing Disclosure Undertakings in connection with its prior issuances (the “Prior Undertakings”). In compliance with the Prior Undertakings with respect to certain of its outstanding water revenue bonds, the City routinely provides historical water service charges and usage rate information for residential, multi-family, and commercial customers as well as irrigation accounts. The monthly service charge information for irrigation accounts for fiscal year 2021 was not provided in a timely manner, as required by the Prior Undertakings.

Failure to perform the Continuing Disclosure Undertaking does not constitute an Event of Default under the Lease, but the Continuing Disclosure Undertaking does provide that in the event of a failure to perform the Continuing Disclosure Undertaking, the owners of the Series 2025 Certificates have the right to seek a court order directing the City to perform its obligations thereunder.

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USE OF PROCEEDS

Generally

Proceeds of the Series 2025 Certificates and other available funds are expected to be utilized by the City for the purposes of: (a) financing the construction of the Project; and (b) paying expenses of issuance of the Series 2025 Certificates.

Sources and Uses of Funds

The City anticipates the following sources and uses of funds in connection with the sale of the Series 2025 Certificates:

Sources:

Principal Amount of Series 2025 Certificates
[Net] Original Issue Premium.....
Total Sources.....

Uses:

Deposit to Series 2025 Project Account
Costs of Issuance (Including, Underwriting Discount¹)
Total Uses.....

¹ See “UNDERWRITING.”

The Project

The Project consists of the construction of a new animal shelter within the City boundaries to address deficiencies in the existing facility that could not be addressed efficiently through renovation or remodeling. The new 38,000+ square foot facility will provide space for services typical of this type of facility, including public areas, pet adoption, over 250 animal housing units for animal care and holding, staff offices, back-of-house support spaces, and other support functions. The Project is also anticipated to include on-site parking as well as outdoor animal spaces.

The approximate \$51 million structure will be funded with proceeds from the issuance of the Certificates along with general government capital impact fees, funds available in the Capital Projects Fund, and approved American Rescue Plan Act (“ARPA”) funds. The City will continue to review options for partner and grant sources to off-set a portion of the cost of the Project. The City will evaluate additional operating needs associated with the Project.

The City has contracted Martin/Martin to provide site development design and anticipates selecting a Construction Manager/General Contractor (“CM/GC”) in August of 2025, based on an RFP process initiated in May of 2025. After selection of the CM/GC, phased development of the site and completion of construction is expected to occur subject to subsequent Guaranteed Maximum Price Contracts negotiated with the CM/GC for each work package. Construction on the Project is expected to begin in late 2025 and be completed by December 2026. The estimated life of the Project is at least 40 years. The City’s plan in the event of cost overruns exceeding the contemplated cost contingency amount is to evaluate and prioritize all nonessential components of the Project to remain within budget. The City reserves the right to amend Project plans as deemed necessary.

THE LEASED PROPERTY

The Leased Property consists of a leasehold interest in the Site Leased Property. The Site Leased Property consists of approximately 5 acres of City-owned land located south of East 32nd Avenue between Chambers Road and North Airport Road within the City limits. The land is currently zoned I-1 and is to be used as the site of the Project. See “RISK FACTORS—Limited Alternate Use of Portions of the Leased Property.”

THE LEASE

The Lease is an annually-renewable obligation of the City. The right of ACLC to receive Base Rentals under the Lease has been assigned by ACLC to the Trustee. A summary of certain provisions of the Lease appears in APPENDIX B to this Official Statement.

Since it is impossible to predict the growth of the City or the growth of its government, no assurance can be given that the facilities constituting the Leased Property will be suitable or adequate for the full Lease Term, including all subsequent Lease Terms.

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Base Rentals

Set forth below is a schedule of the Base Rentals relating to the Leased Property to become due under the Lease for payment of the Series 2025 Certificates (assuming the City annually renews the Lease, which it is not obligated to do), including the principal and interest components thereof.

TABLE I
Schedule of Base Rentals Under Lease ¹

Year *	Principal *	Interest	Total
2025	\$1,370,000		
2026	405,000		
2027	425,000		
2028	445,000		
2029	470,000		
2030	490,000		
2031	515,000		
2032	540,000		
2033	570,000		
2034	595,000		
2035	625,000		
2036	660,000		
2037	690,000		
2038	725,000		
2039	760,000		
2040	800,000		
2041	840,000		
2042	880,000		
2043	925,000		
2044	970,000		
2045	1,020,000		
2046	1,070,000		
2047	1,125,000		
2048	1,180,000		
2049	1,240,000		
2050	1,300,000		
2051	1,365,000		
2052	1,435,000		
2053	1,505,000		
2054	<u>1,585,000</u>		
Total	<u>\$26,525,000</u>		

* Preliminary; subject to change.

¹ Figures have been rounded.

Source: The Underwriter

Set forth below, for purposes of comparison only, is a schedule of the aggregate Base Rentals due in connection with all of the outstanding lease purchase financings of the City, including the City's outstanding Certificates of Participation, Series 2015 (the "Series 2015 Certificates"), Certificates of Participation, Series 2017 (the "Series 2017 Certificates"), Certificates of Participation, Series 2017B (the "Series 2017B Certificates"), Refunding and Improvement Certificates of Participation, Series 2019 (the "Series 2019 Certificates"), Certificates of Participation, Series 2020 (the "Series 2020 Certificates"), Certificates of Participation, Series 2022 (the "Series 2022 Certificates"), a Lease Purchase Agreement dated June 8, 2017 (the "District 2 Police Lease") financing the acquisition and construction of the District 2 Police Station, a series of capital leases financing the acquisition of vehicles and heavy equipment (collectively, the "Equipment Leases") and the Series 2025 Certificates, including the aggregate principal and interest components of base rentals. None of the financings described in this paragraph are cross-collateralized with the Leased Property.

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TABLE II
Aggregate Schedule of Base Rentals ¹

Year *	Outstanding Lease Financings ²	Series 2025 Certificates			Total
		Principal *	Interest	Total	
2025	\$ 23,647,712	\$1,370,000			
2026	23,363,783	405,000			
2027	22,777,652	425,000			
2028	22,769,137	445,000			
2029	21,546,369	470,000			
2030	20,350,468	490,000			
2031	18,485,709	515,000			
2032	10,811,476	540,000			
2033	9,991,544	570,000			
2034	9,989,294	595,000			
2035	9,988,894	625,000			
2036	9,985,294	660,000			
2037	9,983,656	690,000			
2038	7,988,413	725,000			
2039	7,991,913	760,000			
2040	7,993,038	800,000			
2041	6,493,550	840,000			
2042	6,488,900	880,000			
2043	1,999,650	925,000			
2044	1,999,750	970,000			
2045	1,998,200	1,020,000			
2046	--	1,070,000			
2047	--	1,125,000			
2048	--	1,180,000			
2049	--	1,240,000			
2050	--	1,300,000			
2051	--	1,365,000			
2052	--	1,435,000			
2053	--	1,505,000			
2054	--	1,585,000			
Total	<u>\$256,644,400</u>	<u>\$26,525,000</u>			

* Preliminary; subject to change.

¹ Amounts may not add due to rounding.

² Includes base rentals due in connection with the City's the Series 2015 Certificates, the Series 2017 Certificates, the Series 2017B Certificates, the Series 2019 Certificates, the Series 2020 Certificates, the Series 2022 Certificates, the District 2 Police Lease and the Equipment Leases. Figures have been rounded.

Source: The Municipal Advisor

THE INDENTURE

Pursuant to the Indenture, the Trustee accepts certain duties to act on behalf of the owners of the Series 2025 Certificates in the receipt and application of amounts which become payable under the Lease. A summary of certain provisions of the Indenture appears in APPENDIX B to this Official Statement.

ACLC

ACLC is a Colorado nonprofit corporation which was incorporated October 15, 1992. The Articles of Incorporation and Bylaws of ACLC provide for a three-member Board of Directors. The current members of the board of directors of ACLC are Jason Batchelor, Terri Velasquez, Laura Perry, and Roberto Venegas, who are, respectively, the City Manager, the Director of Finance and the Deputy City Managers of the City. No officer, director or agent of ACLC has any liability with respect to the Lease, the Indenture or the Series 2025 Certificates.

THE CITY

Generally

Currently the third largest municipality in Colorado, the City was founded in 1891 as an unincorporated community, and was incorporated on May 5, 1903, as the Town of Fletcher. In 1907, the Town Council changed the name to “Aurora.” The Council-Manager form of government was adopted by the City in 1954. In 1961, the City became a home rule city by adopting its own Charter pursuant to Article XX of the Constitution of the State. In 1993, the City Charter was amended to provide for a full-time Mayor, beginning January 1, 1996.

The City’s boundaries include portions of Arapahoe, Adams, and Douglas counties, covering an area of approximately 160 square miles. The Colorado Supreme Court recognized the prominence of the City among Colorado municipalities in 2012 in an opinion approving a congressional redistricting plan that, among other things, sought to unify major cities such as the City within single districts. Growth in the City is generally expanding to the northeast, east and southeast into currently undeveloped areas. Located on the plains east of the Rocky Mountains, the City comprises the eastern portion of the Denver metropolitan area, affording its residents short (approximately 15 minute) drives to Denver International Airport (“DIA”) as well as the area’s two major employment centers (downtown Denver and the Southeast Corridor). The City’s population has grown from 983 in 1920 to an estimated 403,130 in 2024, with approximately 85.7% of its population residing in Arapahoe County, approximately 13.3% of its population residing in Adams County and approximately 1.0% of its population residing in Douglas County. This growth has brought significant private investment to the City, along with demand for more public services.

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Elected Officials

The 11 members of the City Council (including the Mayor, who is elected specifically for that position) are chosen biennially for staggered four-year terms in non-partisan elections. The Mayor serves as the presiding officer at all meetings of the Council and is not entitled to vote upon any resolution or ordinance unless it is to create or break a tie vote. A Mayor Pro Tem is elected annually by the Council to serve in the absence of the Mayor. As of the date of this Official Statement, the following persons are members of the City Council.

Name	Council Position	Principal Occupation	Term Expires
Mike Coffman	Mayor	Full-time Mayor	2027
Steve Sundberg	Mayor Pro Tem	Business Owner	2025
Francoise Bergan	Council Member	Retired	2027
Alison Coombs	Council Member	Residential Program Manager	2027
Curtis Gardner	Council Member	Executive Vice President	2027
Stephanie Hancock	Council Member	Retired Military, President of Aurora Cultural Arts District	2027
Danielle Jurinsky	Council Member	Business Owner	2025
Angela Lawson	Council Member	Lobbyist Program Manager	2027
Rubin Medina	Council Member	Project Manager	2025
Crystal Murillo	Council Member	Diversity Program Coordinator	2025
Amsalu Kassaw	Council Member	Lieutenant at Rehabilitation Services Center	2025

Pursuant to the Colorado Constitution, City Council members are limited to two consecutive terms of office. City voters may lengthen, shorten or eliminate these term limitations. At the regular municipal election of November 1, 2005, City voters approved such a change to the term limitation. Accordingly, except for those persons holding elective office prior to November 1, 2005, City Council members are now limited to three consecutive terms of office.

The position of Mayor is a full-time salaried position. Council members are also salaried but do not hold full time positions.

City Management

The City Manager is responsible for providing administrative support, direction and interpretation of City Council policies to the Deputy City Managers, City departments and agencies. The City Manager, appointed by the City Council, serves at the pleasure of the City Council.

Jason Batchelor, City Manager, was appointed to his position in December 2023 and had previously been Deputy City Manager for the City since 2015. He is currently responsible for overseeing City departments including Police, Fire, Aurora 911, and the Internal Auditor. Mr. Batchelor served as the City's Finance Director from 2011 to 2015 and the City's Budget Officer from 2008 to 2011. Prior to his work with the City, Mr. Batchelor was the Corporate Budget Manager for the City of Austin, Texas. Mr. Batchelor served in the United States Army as a tanker with the First Cavalry Division, stationed at Fort Hood, Texas from 1996 through 2001. Mr. Batchelor received a Master of Public Policy degree from the LBJ School of Public Affairs at the University of Texas and a Master of Science degree in Environmental and Water Resources Engineering from the University of Texas. He received a Bachelor of Science degree from United States Military Academy – West Point.

Laura Perry has served as the Deputy City Manager since October 2021. In this role, Mrs. Perry oversees the operations departments which include Development Services, Public Works, Planning and Business Development, Parks Recreation and Open Space, and Library and Cultural Services. Prior to her work with the City, Mrs. Perry was the Capital Planning and Programming Director for the City and County of Denver. As the Capital Planning and Programming Director, Mrs. Perry led the planning, coordination, and implementation of capital improvement programs, special districts, special projects, budget development, and the implementation of strategic initiatives. During Mrs. Perry's 12-year tenure with the City and County of Denver, she also served as the Capital Improvement Program Administrator and as a Financial Management Analyst in the City's Budget and Management Office. Mrs. Perry led the planning and implementation of Denver's award-winning \$937 million 2017 General Obligation Bond measure, Elevate Denver, which included the engagement of over 100 city staff, 60 community volunteers, and substantial community engagement. Mrs. Perry was also a Management Assistant in the Alachua County, Florida County Manager's Office, where she coordinated special projects, economic development, and community planning initiatives. Mrs. Perry received a Master of Arts with a focus on public affairs and Bachelor of Arts from the University of Florida.

Roberto Venegas has served as the Deputy City Manager for the City since 2019. In this role, Mr. Venegas oversees several departments, including Finance, Information Technology, Human Resources, Communications, and Housing and Community Services. Those departments are comprised of over 300 employees with a total budget of nearly \$100 million. In his current role, Mr. Venegas works with the management team to devise and implement city-wide priorities including strategic planning, organizational restructuring, and change management. Mr. Venegas previously served as a Policy Advisor and Legislative Director for former Denver Mayor, John Hickenlooper. Mr. Venegas has a Bachelor of Arts degree from Colorado College and a Master of Arts degree from Stanford University.

Terri Velasquez has been Finance Director since 2015. She is responsible for operations of the City's Finance Department and the overall management of the City's finances. Previously, Ms. Velasquez served as the Deputy Finance Director of the City from 2012 to 2015. From 1987 through 2011 she worked for the City of Colorado Springs, Colorado in a number of capacities including Director of Finance and Administrative Services and Chief Finance Officer. Ms. Velasquez received a Master's degree in Finance and a Bachelor's degree in Accounting from the University of Colorado and is licensed as a Certified Public Accountant in the State of Colorado. She also holds a Certified Public Finance Officer designation from the Government Finance Officers' Association.

Teresa Sedmak was appointed as City Treasurer in December 2020. In this position, she oversees the City's debt, treasury and investment functions. Prior to her employment for the City, Ms. Sedmak served as the City Treasurer for the City of Tacoma, Washington from June 2012 through most of 2020. Prior to that experience, from 1999 to 2012, Ms. Sedmak served as the Manager of Debt and Investments for the Regional Transportation District in Denver, Colorado. Ms. Sedmak received a Bachelor's degree in Business and a Master's degree in Business, both from the University of Colorado.

Peter Schulte acted as the chief legal adviser for the City's police department before being appointed City Attorney on October 14, 2024. The City Attorney oversees the City's legal department, serving at the pleasure of and being directly responsible to the City Council. Mr. Schulte began his professional career as a police officer in Texas. After obtaining his law degree, Mr. Schulte served as Assistant District Attorney in the Dallas County, Texas District Attorney's Office. He then founded and served as Managing Partner of Schulte & Apgar, PLLC. Immediately before his employment with the City, Mr. Schulte served as Police Legal Advisor for the DeSoto, Texas Police Department for four years. Mr. Schulte obtained his Juris Doctorate degree from Southern Methodist University, Dedman School of Law and his Bachelor of Business Administration degree from Texas A&M University. He is currently working toward a Master of Public Administration degree from the University of North Carolina. Mr. Schulte has

served on numerous boards and community organizations. He is a certified Master Texas Peace Officer, a POST certified Colorado Peace Officer, and is currently serving as a Board Member and Treasurer of the International Association of Chiefs of Police, Legal Officers Section.

Services Available to City Residents

Generally. Pursuant to its Charter, the City provides the following services: police, fire protection and emergency medical services, water, sanitary sewer and storm drainage facilities and services, street construction and maintenance, parks and open space, libraries and recreation facilities and services. The City operates the second largest municipal water utility system in the metropolitan area. Most sewage from the City is treated by the Metropolitan Wastewater Reclamation District pursuant to contract. Garbage collection is provided by private contractors by arrangement with individual residents.

Schools. The public school system serving City residents consists of facilities operated by two school districts, Adams-Arapahoe School District 28J and Cherry Creek School District No. 5, both of which are independent political subdivisions of the State of Colorado not connected with the City government. The following table presents a five-year history of school enrollment for Adams and Arapahoe County School District No. 28J and Cherry Creek School District No. 5.

**TABLE III
School Enrollment**

Year	Adams and Arapahoe County School District No. 28J	Cherry Creek School District No. 5
2020/2021	37,907	54,167
2021/2022	38,451	53,558
2022/2023	39,051	52,948
2023/2024	39,148	52,419
2024/2025	39,813	52,672

Source: Colorado Department of Education

Employees, Unions and Labor Relations

Positions. The City had an average of 4,368 full, part-time and temporary positions for 2024. As set forth in the Charter, all regular full time City employees, except City Council appointees and City Manager appointees, are subject to a Civil or Career Service system, pursuant to which positions are graded and hiring and promotion policies are based upon standardized assessments of merit.

Unions and Labor Relations. Approximately 34.5% of the City’s full-time employees in 2024 were members of the Fraternal Order of Police (the “Police Association”) or the International Association of Firefighters Local 1290 (the “Firefighters Association” and together with the Police Association, the “Associations”). The City has contracts with the Associations providing, among other things, for specified wage increases and containing grievance procedures allowing for appeals to the City Civil Service Commission. The City has been holding periodic meet-and-confer discussions with the Associations for a number of years. The current contracts are effective through December 31, 2026.

As of the date of this Official Statement, labor management relations in the City may be characterized as free of major controversy, but the City cannot predict what wage settlements or added costs, if any, may result from future discussions or the resolution of grievances.

In 1976, the Colorado Supreme Court ruled that a municipality may not agree to binding arbitration on “legislative” matters, which include wages, on the basis that the delegation of legislative power to the arbitrator violates the State Constitution. Subsequent cases held that, as a general rule, the powers of the City can only be delegated to persons with political accountability to elected officials. The City’s procedures for resolving labor disputes involving police and fire employees are provided in its Charter. The Charter provisions governing police and fire labor disputes prohibit strikes and provide that disputes concerning wages, hours or working conditions are to be subject to collective bargaining; and that, in the event of an impasse in such bargaining, the matters in controversy may be submitted to a vote of the electors of the City.

Employee Pension Plans. City employees and elected officials participate in one of ten pension plans, including six defined benefit plans and four defined contribution plans, as further described in Note 12 to the basic financial statements in APPENDIX C to this Official Statement. Counted among these 10 plans are the City’s pension trust funds: the City General Employees’ Retirement Plan (“GERP”) and the City Elected Officials’ and Executive Personnel Defined Benefit Plan (“EOEP”). For executive personnel, EOEP is a supplemental plan available to the employee in addition to the Executive Retirement Plan – Money Purchase Pension Plan (“ERP”) which is a defined contribution plan available to these executives. GERP was created in 1967 to provide retirement benefits to career service personnel. EOEP plans were created in 2001 to provide retirement benefits to elected officials and executive personnel. City police officers and firefighters are covered by one of the seven other available retirement plans which are established and maintained exclusively for these first responders.

The City’s various defined benefit pension plans are evaluated in terms of net pension liability, net pension asset, deferred outflows of resources, deferred inflows of resources and pension expense. The net pension liability or asset is the difference between the total pension liability and the fiduciary net position of the plan as of the measurement date. If the fiduciary net position exceeds the total pension liability as of the measurement date, there is a net pension asset. Deferred outflows of resources and deferred inflows of resources related to pensions are the amounts that are required to be deferred and recognized in subsequent periods. These terms refer to items that are not yet recognized in the net pension liability or asset or the pension expense. From time to time, changes in actuarial assumptions are expected to occur which would impact the net pension liability or asset of the defined benefit pension plans.

GERP. GERP is a contributory single employer defined benefit pension plan that covers all full- and part-time City employees, with the exception of City police officers, City firefighters, elected officials, contingent employees and executives who have elected to participate in ERP. Under GERP, employee contributions are required as a condition of employment and are matched equally by the City. The employee contribution was 7.00% for 2024. Benefits under GERP include retirement, death, disability and supplemental benefits. Pursuant to the City’s financial statements, as of December 31, 2024 (measured as of December 31, 2023), there were 1,296 retirees and others receiving benefits under GERP with 1,831 active plan members. There were 304 former employees who are “deferred vested” under the plan, meaning participants with at least five years of credited service who terminate before normal retirement age and leave their contribution accumulation with the plan, have the option to receive an early or normal retirement benefit at a later time.

GERP administrative costs are financed using contributions and earnings of the plan. Employee and employer contributions are recognized for financial reporting purposes as revenues of the plan when due. Employer contributions recognized by GERP for the year ended December 31, 2024 were \$10,522,608. As of December 31, 2024, the City reported a liability of \$81,954,162 for GERP. The net pension liability was measured as of December 31, 2023.

While GERP maintained an actuarial surplus prior to the national financial crisis of 2008, investment losses in that year and changes in actuarial assumptions led the City to develop a plan to return GERP to fully funded status. Actions taken included increasing employee contributions, increasing City matching and developing a less costly tier of benefits for new employees hired after 2011. These changes are factored into budget estimates for the year 2025 and beyond.

ERP. ERP is an open defined contribution money purchase plan established by ordinance. The ERP plan provides retirement benefits to executive personnel who do not choose to join GERP. Normal retirement age under ERP is age 50 for plan members hired before November 5, 2013, and age 62 for plan members hired on or after November 5, 2013. Members vest at 33.33% each year and are fully vested at three years. Provisions and contribution requirements under this plan are established and may be amended by City Council. As of December 31, 2024, there were 15 plan members. In the year ended December 31, 2024, plan members and the City both contributed 10.0% (\$340,480) to the plan.

EOEP. EOEP is a non-contributory single employer defined benefit pension plan that covers the Mayor of the City and all elected City Council members (“elected officials”). Individuals performing services as executive employees of the City on or after January 1, 2000 are also eligible to participate in EOEP (“executive personnel”) if they participate in the City’s ERP. The plan relies exclusively on contributions by the City; no member contributions are accepted. Under this plan, the City is required to contribute at an actuarially determined amount. An actuarial valuation is performed every other year and the City makes its full annual required contribution to EOEP each January. Benefits under EOEP include base and supplemental retirement benefits for elected officials, a standard supplemental benefit to executive personnel who are also members of ERP, supplemental and death benefits. As of December 31, 2024, there were 69 retirees receiving benefits under this plan with 23 active plan members and nine former employees who are deferred vested and entitled to receive benefits under EOEP at a later time.

EOEP administrative costs are financed using contributions and earnings of the plan. For the year ended December 31, 2024, the City’s average contribution rate was 7.0% of annual covered payroll and employer contributions recognized by the plan were \$388,815. As of December 31, 2024, the City reported a net pension asset of \$1,999,792 for EOEP. The net pension asset was measured as of December 31, 2023.

Additional Pension Plans. In addition to GERP, EOEP and ERP, the City has seven pension plans exclusively available to its police officers and firefighters: four defined benefit pension plans including Old Hire – Fire; Old Hire – Police; Police Retirement Plan; and Fire Statewide Retirement Plan, and three defined contribution plans including the Police Money Purchase Pension Plan - New Hire; the Police Money Purchase Hybrid Pension Plan; and the Fire Money Purchase Pension Plan. A brief overview of each plan is presented below with additional information provided in Note 12 to the basic financial statements in APPENDIX C to this Official Statement. The City is periodically involved in contract discussions with the Fraternal Order of Police and the International Association of Firefighters Local 1290. See “—*Unions and Labor Relations*” above. The current contracts are effective through December 31, 2026.

Old Hire Fire and Police Pension Plans. The Old Hire Plans are closed, non-contributory agent multiple-employer defined benefit plans covering all full-time police officers or fire fighters hired before April 8, 1978 and provide normal, delayed, vested or deferred retirement benefits to plan participants. The Old Hire Plans are a part of the statewide multiple agent employer public employee retirement system and are administered by the Fire and Police Pension Association of Colorado (the “FPPA”). The FPPA follows the Colorado Revised Statutes for plan contribution requirements and benefits. Both plans are included in the FPPA’s annual separately issued audited financial statements.

On April 1, 2020, House Bill 20-1044 was signed into law which will allow the FPPA Board to pursue a more individualized funding approach, including contribution policies, for each Old Hire plan. The effective date is January 1, 2021. The impact of this change cannot be predicted at this time.

Old Hire – Fire. As of December 31, 2024 (measured as of December 31, 2023), there were 124 retirees and others receiving benefits under the plan with no active or inactive, nonretired plan members. The City is required to contribute at an actuarially determined rate. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$3,399,614. At December 31, 2024, the City reported a liability of \$48,735,676 for the plan. The net pension liability was measured as of December 31, 2023.

Old Hire – Police. As of December 31, 2024 (measured as of December 31, 2023), there were 140 retirees and others receiving benefits under the plan with no active or inactive, nonretired plan members. The City is required to contribute at an actuarially determined rate. Employer contributions recognized by the plan for the year ended December 31, 2024, were \$4,164,773. At December 31, 2024, the City reported a liability of \$60,523,153 for the plan. The net pension liability was measured as of December 31, 2023.

Police Retirement Plan. The Police Retirement Plan (the “PRP”) is a contributory single-employer defined benefit pension plan that became effective January 1, 2022, for the exclusive benefit of civil service personnel directly involved with the provision of police protection. PRP provides retirement and death benefits to City employees in the Civil Service, paid on a full-time basis, directly involved with the provision of police protection who have made an irrevocable election to be included in the membership of the plan. City of Aurora Police Department employees on January 1, 2022, had until June 30, 2023, to elect to become a member in the plan; new employees hired, or former employees rehired after January 1, 2022, have 36 months from their hire/rehire date to make their election. Employee contributions are required as a condition of participation in the PRP and are matched equally by the City. The employee contribution was 8.25% for 2024. As of December 31, 2024 (measured as of December 31, 2023), there were 93 active plan members, five retirees and beneficiaries receiving benefits under plan and two inactive, nonretired members.

Plan administrative costs are financed using contributions and earnings of the plan. Employee and employer contributions are recognized for financial reporting purposes as revenues of the plan when due. Employer contributions recognized by the PRP for the year ended December 31, 2024 were \$2,869,624 - \$1,965,058 in advance funding of employer contributions and \$904,866 in matching employer contributions. As of December 31, 2024, the City reported a net pension asset of \$2,772,150 for PRP. The net pension asset was measured as of December 31, 2023.

As of December 31, 2024, the City reported a liability of \$0 for its proportionate share of the net pension liability for the PRP. The net pension liability was measured as of December 31, 2023. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2024, which was unchanged from December 31, 2023. At December 31, 2023, the City’s proportion was 4.52%, an increase from its 4.47% proportion measured as of December 31, 2022.

Statewide Retirement Plan – Fire New Hire Pension Plan. During 2022, House Bill 22-1034 was signed into law and combined the assets and liabilities of the Statewide Defined Benefit Plan and the Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023. The Fire Statewide Retirement Plan is a cost-sharing multiple-employer defined benefit pension plan providing retirement benefits. The Plan consists of four components: Defined Benefit Component, Hybrid Defined Benefit Component, Social Security Component and Money Purchase Component (the City does not participate in the Social Security Component). State statute assigns authority to establish and amend benefit provisions to the FPPA. This plan is included in the FPPA’s annual separately issued audited financial statements.

The City is required to contribute at a rate set by state statute. The FPPA Board may further increase the required contributions, equally between employer and member, upon approval through an election of both employers and members.

Members of the Defined Benefit Component contribute 12.0% of base salary. In 2020, legislation was enacted to increase the employer contributions rate to the Plan beginning in 2021. Employer contribution rates will increase 0.5% annually through 2030 to a total of 13.0% of base salary. These increases result in a combined contribution rate of 25.0% of base salary in 2030. In 2024, the total combined member and employer contribution rate was 22.2%. In 2024, members of the defined benefit component and the City contributed \$3,710,311 and \$3,086,391, respectively.

Contributions from Defined Benefit Component members and employers of plans reentering the Defined Benefit Component are established by resolution and approved by the FPPA Board. The continuing rate of contribution for reentry groups is determined for each reentry group. The additional contribution amount is determined locally and may be paid by the member, the employer or split 50/50. Per the 2020 legislation, the required employer contribution rate for reentry departments also increases 0.5% annually. These increases result in a minimum combined contribution rate of 25.2% in 2030. In 2024, the total minimum required member and employer contribution rate was 16.5%. In 2024, plan members in the re-entry component and the City contributed \$1,479,971 and \$1,255,608, respectively.

The Hybrid Defined Benefit Component and Money Purchase Component members, and their employers are currently each contributing at the rate determined by the individual employer. Effective January 1, 2023, the employer and member minimum contribution rates will increase by 0.125% annually until they reach a minimum rate of 9.0% each and at least a combined rate of 18.0% in 2030. In 2024, the total minimum combined member and employer contribution rate was 16.5%.

The Hybrid Defined Benefit Component sets contribution rates at a level that enables the defined benefits to be fully funded at the member's retirement date. The amount allocated to the Hybrid Defined Benefit Component is set annually by the FPPA Board. The Hybrid Defined Benefit Component contribution rate from July 1, 2024 through June 30, 2025 is 14.56%. The Hybrid Defined Benefit Component contribution rate from January 1, 2024 through June 30, 2024 was 14.24%. Contributions in excess of those necessary to fund the defined benefit are allocated to the member's self-directed account in the Money Purchase Component. In 2024, plan members of the Hybrid Defined Benefit Component and the City each contributed \$259,960.

Police Money Purchase Pension Plan – New Hire. The Police New Hire Plan is an open defined contribution money purchase plan established by agreement to provide retirement benefits for full time police hired on or after April 8, 1978. The plan is administered by a board established by the agreement. Plan provisions and contribution requirements are amended by an affirmative vote of 65% of the members as well as a City Council resolution. Normal retirement age is 50. The member is 100.0% vested at 5 years of service and 0.0% vested until that time. At December 31, 2024, there were 971 plan members. Plan members and the City were both required to contribute 12.0%. In 2024, plan members and the City each contributed \$7,550,237.

Police Money Purchase Hybrid Pension Plan. The Police Money Purchase Hybrid Plan is a defined contribution plan established by agreement that became effective January 1, 2022, for the exclusive benefit for civil service personnel directly involved with the provision of police protection. Employees that were employed by the City of Aurora Police Department on January 1, 2022, had until June 30, 2023, to elect to become a member in the plan. New employees hired or former employees rehired after January 1, 2022, have 36 months from their hire/rehire date to make their election. Normal retirement age is 50. The election to enroll in the plan is a voluntary, one-time and irrevocable election. At December 31, 2024, there

were 94 plan members. Plan members and the City are both required to contribute 3.75%. In 2024, plan members and the City each contributed \$411,620.

Fire Money Purchase Pension Plan. The Fire Money Purchase Pension Plan is a closed defined contribution money purchase plan established by City ordinance to provide retirement benefits for City firefighters hired on or after April 8, 1978 and is administered by the FPPA. Plan provisions and contribution requirements are established and may be amended by City Council. Normal retirement age is 50. All members are fully vested. As of December 31, 2024, there were six plan members. Plan members and the City are both required to contribute 10.5%. In 2024, plan members and the City each contributed \$70,320.

Governmental Accounting Standards Board Statements No. 67 and 68. The Governmental Accounting Standards Board (“GASB”) adopted Statement No. 67, *Financial Reporting for Pension Plans – An Amendment of GASB Statement No. 25* (“GASB 67”) to establish the requirements for governmental pension plan financial statement reporting for defined benefit pension plans. GASB 67 applies to pension plan financial statements included as a pension trust fund of a governmental entity. For the City’s defined benefit pension plans that issue stand-alone financial statements, GASB 67 does not require that the City include the information identified in GASB 67 within the City’s report as the stand-alone plan financial reports include the GASB 67 requirements. GASB 67 does apply to the City’s reporting of EOEP’s statement of fiduciary net position, statement of changes in fiduciary net position, certain notes to the financial statements and certain required supplementary information (“RSI”), as no stand-alone financial report is issued for EOEP.

Additionally, GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* (“GASB 68”) provides pension accounting and reporting requirements with regard to statements of net position, statements of activities, certain notes to the financial statements and certain RSI for governments that provide their employees with pension benefits that are administered through trusts and equivalent arrangements in which specific criteria are met. Under GASB 68, governments providing defined benefit pensions, including the City, are required to recognize the difference between the pension plan’s net fiduciary position and the total pension liability as of the measurement date as a liability or asset. The City’s required disclosures under both GASB 67 and GASB 68 are contained in Note 2 of the City’s basic financial statements in APPENDIX C to this Official Statement.

Other Postemployment Benefits (“OPEB”). In addition to providing pension benefits, the City, acting in a single-employer capacity, provides medical benefits to eligible retirees and their qualifying dependents who elect to participate through one of the five fully insured medical plans offered through Kaiser Permanente. Once retirees reach Medicare eligibility, they are required to switch their coverage to a fully insured Medicare supplemental plan. As of the December 31, 2023 actuarial valuation (OPEB actuarial valuations are done every odd numbered year), there were 3,238 active employees eligible to be covered under the City’s health insurance plan and, of these, 528 were fully eligible for the plan. In addition, there were 483 retired employees who received medical coverage under this program. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 as the plan is funded on a pay-as-you-go basis. Further information related to OPEB is included in Note 13 of the City’s basic financial statements in APPENDIX C to this Official Statement.

GASB adopted Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (“GASB 75”) to revise and establish new accounting and financial reporting standards for governments that provide their employees postemployment benefits other than pensions. GASB 75 establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources and expense/expenditures. The City’s OPEB plan meets the GASB 75 criteria. No assets are accumulated in a trust that meets the criteria of GASB 75 as the plan is funded on a pay-as-you-go basis. To fund OPEB, retirees pay 100% of the blended premium cost of their participation for health care coverage. Since current and retired employees participate in the same group plan, the City, in effect, is providing an “implicit subsidy” for the retirees covered by the plan. As of December 31, 2024, the City reported a liability of \$20,262,694 for the plan of which \$1,133,303 is considered current. The total OPEB liability was measured as of December 31, 2023 and was determined by an actuarial valuation as of December 31, 2023.

Major Sources of Development and Economic Activity in the City and Surrounding Metropolitan Area

The City has benefited from several major infrastructure, transportation and development projects in recent years.

Transportation, Infrastructure and Light Rail. The City is located in a strategic transportation hub of the central United States. The City’s proximity to DIA, recently ranked the third busiest airport in North America, and Colorado Air and Space Port (formerly Front Range Airport) as well as its strong transportation/mobility base provided by I-70, I-225, E-470 and the Regional Transportation District’s FasTracks A and R lines facilitates population growth as well as residential and commercial construction activity across the City.

The City is committed to continued improvements to the City’s transportation network and has made road maintenance a priority; in 2024, the City performed 170 lane miles of mill and overlay work. In addition to the on-going maintenance projects, the City’s most significant current project is the I-70/Picadilly Interchange Project. Besides funding from the City, the Aerotropolis Regional Transportation Authority and private developers, the City also received a \$25 million U.S. Department of Transportation BUILD grant for this project. The project provides infrastructure needed for population and employment growth in the area, improve safety on Tower Road, replace deficient roadways and connect Picadilly Road between Colfax Avenue and Smith Road to improve mobility in the area. Construction began in 2023 and is expected to conclude in late 2025.

In 2024, the City established the Build Up Aurora Infrastructure Task Force, to create a 10-year strategic plan for infrastructure investment. The goal is to develop a sound, multi-year capital planning and investment strategy for the City. This work will be informed by a number of master plans initiated in 2024 including Library; Cultural Services; Public Safety; Transportation; and Parks, Recreation, and Open Space master plans as well as an ADA (Americans with Disabilities Act) Transition Plan update.

Anschutz Medical Campus and Fitzsimmons Innovation Campus. Located on the 579-acre site of the former Fitzsimmons Army Medical Center, the Anschutz Medical Campus and the Fitzsimmons Innovation Campus are dedicated to bioscience, biotechnology, healthcare, medical education and advanced research — making it the largest academic health center in the Rocky Mountain region and one of the largest in the nation. It employs 25,000 employees, faculty, and staff, serves 4,500 health sciences students, serves 2 million patients annually, and receives \$705 million in annual sponsored research awards. The Anschutz Medical Campus includes education facilities for physicians and health professionals, the University of Colorado Hospital (ranked No. 1 hospital in Colorado by the U. S. News and World Report’s Best Hospitals list), Children’s Hospital Colorado (ranked No. 1 on Best Children’s Hospital Honor Roll

and ranked nationally in 10 pediatric specialties by U. S. News and World Report’s Best Children’s Hospital list) and the Rocky Mountain Regional Veteran’s Administration Medical Center. The Fitzsimons Innovation Campus, the only organization in the Rocky Mountain West that offers specialized life sciences lab and office space for health and life sciences companies from small start-ups to established industry leaders, is recognized internationally for its medical research. While not expected to directly provide major new revenue to the City due to its tax-exempt incentivized development, the campus is a major economic engine for the City and surrounding area.

Urban Renewal. Urban renewal revitalizes neighborhoods and spurs economic development, resulting in a diversity of new housing choices, shopping and dining destinations, lodging, commercial office and job creation, and the provision of public gathering places. An identified urban renewal area (URA) has met the criteria as defined by the Colorado State Urban Renewal law.

The Aurora Urban Renewal Authority Board (“AURA”) works with the development community and other stakeholders to eliminate blight and stimulate development and investment in the City’s 21 URA plans, eighteen of which are active, and each of which may have one or more tax increment-generating projects. AURA’s efforts are guided by the goals and objectives identified in the urban renewal plan adopted for each URA. Urban renewal and the implementation of tax increment financing (“TIF”) has resulted in the stimulation of key developments within the City, including the Anschutz Medical Campus and Fitzsimons Innovation Campus, the Gaylord Rockies Resort and Convention Center and new development within the Nine Mile Station area, the Fitzsimons Boundary Area II, Aurora City Center II, Iliff Station and Havana North Urban Renewal Areas.

To stimulate development across from the Anschutz Medical Campus, the City Council created the Fitzsimons Boundary Area II (Fitz II) URA in 2014. This URA has seen the continued development of Fitzsimons Village, beginning with the 2016 completion of the 364-room full-service Hyatt Regency Hotel and AURA-owned 30,000-square foot Conference Center and parking structure (TIF Area 1). The Forum at Fitzsimons project (AURA-incentivized, TIF Area 4) added a mixed-use project along Colfax, with 397 multifamily rental units and 27,000 square feet of first floor retail/commercial space in 2019. Completed in 2022 is the 363-unit Legacy at Fitzsimons (AURA-incentivized, TIF Area 3), a five-story multifamily rental project offering studios, one and two-bedroom units, and three-story rental townhomes. Finally, the 370-unit Broadleaf Apartments (not incentivized, TIF Area 2) is in the final stages of construction. This eight-story mixed-use market-rate project includes retail uses that will front the park/open space leading to the Hyatt Hotel and Conference Center.

The Gaylord Rockies Resort and Convention Center (the “Gaylord”) which opened in late 2018, continues to enhance the economic vitality of the City. The Gaylord employs 1,890 staff. It features over 1,500 guest rooms including 114 well-appointed suites and over 485,000 square feet of extraordinary meeting and convention space. The Gaylord is a catalyst for continued development around DIA.

The Nine Mile Station Urban Renewal Area was created in 2014 to stimulate the redevelopment around the adjacent light rail station, specifically the 22-acre Regatta Plaza Shopping Center site. Regatta Plaza was removed from the Nine Mile Station URA to create the Plazas I, II, III and IV urban renewal areas. Located at the northeast corner of Parker Road and I-225, the multi-phased mixed-use transit-oriented development, now known as The Point at Nine Mile Station, featuring residential, retail, and commercial space. All original structures within the Plazas have been demolished and a new 80,000-square foot King Soopers and fuel station, as well as 22,000-square feet of retail space have opened on the site within Plaza I. In 2021 and 2022, AURA sold off the two parcels of Plaza III for the development of two housing projects: (1) The Point Crossing 63-unit affordable housing project (2023 opening); and (2) Nine Mile Apartments, a 260-unit market rate project (under construction). In 2023, AURA sold a parcel of land

in Plaza II to accommodate the landing area for the future pedestrian bridge to the light rail station which is set to begin construction in 2025.

Construction has begun on Argenta, the long-awaited redevelopment within the Havana North Urban Renewal Area. Argenta will be an entirely for-sale residential project, with 150 condominium units, 86 upscale townhomes, some 19,700 square feet of neighborhood retail and a 20,000 square foot plaza, providing a central gathering space for residents of the project and the greater community. Construction is underway on the initial phases of the condominium and townhome projects, as well as smaller mixed-use projects that front Havana Street.

The Colorado Science and Technology Park (“CSTP”) Urban Renewal Area, now branded as the Fitzsimons Innovation Community, was created in 2008 to support the development of a state-of-the-art life sciences research park on the northern half of the Fitzsimons Medical Army Garrison. The initial development of TIF Area 1, in the URA’s eastern half, included the 2008 addition of a residential and retail village, as well as academic, office and medical facilities. More recent development includes the 2023 opening of the 106-room Benson Hotel and Faculty Club, as well as the first phase of 250 units of the 850-unit Freemont townhome and apartment development. Fitzsimons early learning center, Compositive primary school and Aurora Science and Tech middle school are part of the campus offerings. Bioscience 1 and 2 buildings host a variety of incubator, office, and lab space contributing to health science research within the TIF area. Within TIF Area 2, Bioscience Buildings 3 and 5, totaling a combined 207,000 square feet opened in 2020 and 2022 respectively. Development of Bioscience 4 is continuing with a ground lease option for a future development of a 230,000 square feet life sciences facility. In July 2022, the City Council created TIF Area 2 in the area’s western half to help fund over \$84 million in infrastructure, which will facilitate over 4 million-square feet of new commercial development and an estimated 9,000 new jobs at full build-out.

The Fitzsimons Gateway A and Fitzsimons Gateway B urban renewal areas formed in 2015 when they were carved out of the Fitzsimons Boundary Area II Urban Renewal Area. The two sites (4.5 acres) are located at the southeast corner of Colfax Avenue and Peoria Street. In 2019, construction began within the Fitzsimons Gateway A URA on a 140-room Hyatt House Denver/Aurora hotel, including 8,000 square feet of ground floor retail. The hotel opened in 2021. The Fitzsimons Gateway B site is under construction for a 210-unit affordable housing project.

Military Facilities. Buckley Space Force Base is the City’s largest employer and hosts the Space Base Delta 2 providing support functions for the country’s air operations, space-based missile warning efforts, space surveillance and space communications. With an annual economic impact of \$2.6 billion in 2024, the base supports over 12,000 civilian and military personnel and 94,000 servicemembers, retirees, civilians, contractors and families. The Base operates a satellite system that supplies global surveillance and provides missile warning, missile defense and technical intelligence, tracking and targeting. Major base partners include the Colorado Air National Guard, Aerospace Data Facility-Colorado, Navy Operational Support Center, Army Aviation Support Facility and Air Reserve Personnel Center and supports another 84 base partners located on base and in the community. This includes such companies as Raytheon, Boeing, Northrop Grumman and Lockheed Martin making Colorado the second largest aerospace presence in the nation.

Other Development. With its business-friendly environment, available land and strong infrastructure, the City continues to attract development and growth in all sectors. Development activity remained strong in 2024. Major commercial and residential projects, including several mixed-use developments, were completed in 2024 with others under construction. Recent notable projects include Parklands, Aurora One, Metro Center, Prairie Point, and Pomeroy. Master plans continue to see development for the area surrounding the Gaylord Rockies Resort and Convention Center and along the E-470 corridor south of DIA. Painted Prairie, Highpoint, Green Valley Ranch East, Windler Homestead and Horizon Uptown are among the active projects in this area. These projects encompass a range of developments including single-family homes, townhomes, retail, multi-family, hotels, senior living facilities as well as parks and open space.

Several large commercial/industrial development plans were approved and will be under construction and/or expanding operations in 2025 including Hyde/Highpoint Elevated, Sun Empire, Majestic Commerce Center, Porteos, and Stafford Logistics Center. Notable commercial/industrial users include Whole Foods, Sprouts, Food Bank of the Rockies, and Philip Morris, as well as various Data Center users. The City foresees continuous growth of the commercial/industrial sector in 2025.

Another major ongoing project is The Aurora Highlands, a 5,000-acre master planned community southwest of DIA. This project will include homes, shops and restaurants, parks and recreational amenities, office space, commercial/industrial employment centers and medical campuses. This project will be home to more than 23,000 families at full build out.

To help ensure that development does not place undue burdens on the City, before any annexation or development is considered, landowners must agree to build, or arrange construction of, required infrastructure. These up-front commitments routinely include the construction of water and sewer lines, roads, bridges and drainage improvements. In many new developments, infrastructure is funded and constructed by special districts, which are local taxing entities formed by the landowners with the approval of the City. Landowners also must dedicate to the City groundwater rights they own, donate parcels for fire stations and schools, and preserve land for parks and open space. The City foresees continuous growth of the commercial/industrial sector in 2025 and beyond.

Recreational Facilities. The City's residents are active – the City has been rated one of the fittest cities in America – and can embrace the Colorado lifestyle through the City's extensive parks, recreation and open space options. The City has two reservoirs, five award-winning golf courses, 103 parks, six recreation centers, three nature centers, six outdoor pools, four indoor pools, a 27-field sports complex as well as over 8,000 acres of open space and 91 miles of trails to explore. The City opened its newest recreation center – the Southeast Recreation Center and Fieldhouse – in January 2023. This 77,000 square-foot first-of-its-kind facility in the City includes a 23,000-square foot fieldhouse, gymnasium and indoor sports areas; elevated walking/running track with grade changes; fitness center; group exercise studio areas; and a natatorium featuring a 125,000-gallon swimming pool, spa pool, leisure pool, lazy river, waterslide and other water features. The Beck Recreation Center, built in 1968, was permanently closed on August 1, 2025, as many of its critical systems were nearing the end of their lives. The City completed a section of the High Line Canal with the opening of the pedestrian bridge over I-70. This bridge completes the 71-mile trail that starts near Chatfield State Park and ends near the Green Valley Ranch Golf Course. The pedestrian bridge will enhance recreational opportunities and connectivity by completing nearly two miles of multi-use trail to close the gap between Colfax Avenue and East 32nd Parkway.

Metropolitan Area. Denver was fourth among U.S. metropolitan areas in CNBC’s 2022 ranking of the best places for business and careers and ranked sixth in population growth between 2010 and 2020 according to the U.S. Census Bureau in 2021. Located on the eastern slope of the Rocky Mountains, the Denver-Aurora Combined Statistical Area (comprising the 10-county Denver-Aurora-Lakewood Metropolitan Statistical Area, the Boulder Metropolitan Statistical Area and the Greeley Metropolitan Statistical Area) (collectively, the “Metropolitan Area”) is a major business center, both in Colorado and the larger Rocky Mountain Region. Its central location, moderate climate and proximity to natural resources make the Metropolitan Area an attractive option for a wide variety of businesses and individuals.

According to the Metro Denver Economic Development Corporation’s 2023 Economic Profile, the Metropolitan Area ranks first nationally in aerospace employment and first for private aerospace employment concentration for the fifth-consecutive year, fourth-highest in Broadband and Digital Communications employment, fifth in information technology/software employment concentration, top 11 in energy employment, top 16 in life sciences areas and Denver-Boulder was listed as one of the top U.S. life sciences clusters.

The Metropolitan Area is considered the largest financial center between Los Angeles and Chicago. Due to its unique location, the Metropolitan Area is the largest metropolitan area in the nation to offer one-bounce satellite uplinks. The Metropolitan Area is also home to 10 of the 2023 Fortune 500 Companies.

The following table summarizes the population growth of the City and the Metropolitan Area.

TABLE IV
Population

Year	City of Aurora	Denver/Aurora Metropolitan Area	Aurora as Percent of Regional Population
1980	158,643	1,618,461	10.20%
1990	222,103	1,848,319	8.32
2000	275,921	2,401,501	8.70
2010	325,078	2,784,228	8.56
2020	386,333	3,424,392	8.85
2024 ¹	403,130	3,320,023	8.24

¹ Estimate.

Sources: U.S. Department of Commerce, Bureau of the Census

The City has received inquiries concerning potential annexations which could expand the City eastward by as much as approximately 20,000 acres of property, potentially increasing the City’s population by 128,000 residents over a period of 20 to 50 years. According to a study conducted by Mark A. Nuszer Consultants (the “Annexation Study”), the expansion could cost a minimum of \$15,000,000 per year to provide services to the area for the next 20 to 50 years, due to a large portion of the expansion being residential in nature. Annexations since 2019 have added approximately 2,509 acres (3.92 square miles) to the City boundary. The majority of annexation acreage since 2019 have been for commercial and industrial zoning opportunities. Development and capital impact fees offset the capital costs related to any new development and capital impact fees were updated in 2019 to reflect current capital costs.

Before any annexation or development is considered, landowners must agree to build or arrange construction of the required infrastructure. These up-front commitments routinely include the construction of water and sewer lines, roads, bridges and drainage improvements. In many new developments, infrastructure is funded and constructed by special districts, which are local quasi-governmental units with taxing powers. The formation of special districts within the City is subject to the approval of the City. However, the City does not guarantee the financial obligations of special districts. Developers also must dedicate to the City any groundwater rights they own, donate parcels for fire stations and schools, and preserve land for parks and open space.

Retail Development. The Westerly Creek Village Urban Renewal Area was a recipient of an Environmental Protection Agency Brownfields Area-Wide Planning Pilot Program grant. The project features Central Park Aurora, a master planned residential community, and the Stanley Marketplace, a food-centric, community-inspired 100,000 square foot marketplace including over 50 independently owned retail tenants. The Stanley Marketplace opened in 2016 in the former 22-acre Stanley Aviation campus. Zagat named the Stanley Marketplace one of the nation’s 15 most anticipated restaurant openings of 2016 and Bon Appetit named Annette, one of the restaurants within the Marketplace, one of the 50 finalists for American’s Best New Restaurants 2017. Annette co-owner and Chef Caroline Glover also won a regional regions James Beard Award in 2022 for her work there. The Stanley Marketplace and many of the business housed therein have won numerous national, regional and local awards. The venue has thrived since its opening even during the COVID pandemic of the early 2020s. New multi-family construction in the area around the Stanley Marketplace continues to support its strong performance as a retail center.

The retail trade sector employs a large portion of the City’s work force and is important to the area’s economy. The following table sets forth recent retail sales figures for the City and the State.

TABLE V
Retail Sales
(in thousands)

Year ¹	City of Aurora	Colorado
2020	\$13,288,641,000	\$233,586,882,000
2021	14,125,428,353	268,328,759,441
2022	15,421,650,127	299,923,777,520
2023	15,747,735,320	302,570,432,025
2024	17,039,292,052	309,121,263,785
2025 ¹	6,506,653,584	121,891,720,839

¹ Sales through May 31, 2025.

Source: State of Colorado, Department of Revenue, Retails Sales Reports
2020-2025

TABLE VI
Per Capital Personal Income ¹

	2019	2020	2021	2022	2023
Adams County ²	\$45,004	\$48,475	\$53,144	\$56,659	\$58,851
Arapahoe County ³	64,494	68,968	73,433	77,902	81,414
Colorado	61,278	64,693	71,706	76,674	80,068
United States	55,567	59,123	64,460	66,244	69,810

¹ 2019 figures were updated February 20, 2024, all other figures are as of December 2024.

² Approximately 13% of the City's population resides in Adams County.

³ Approximately 86% of the City's population resides in Arapahoe County.

Source: United States Department of Commerce, Bureau of Economic Analysis

The following table sets forth historical information with respect to the Consumer Price Index for the past five years for the Denver-Aurora Lakewood MSA, which includes Adams, Arapahoe, Boulder, Denver, Douglas, Jefferson and Weld Counties (the "Denver MSA") and the United States. Such information is not available separately for the City.

TABLE VII
Consumer Price Index ¹

	2019		2020		2021		2022		2023		2024	
	1 st Half	2 nd Half	1 st Half	2 nd Half	1 st Half	2 nd Half	1 st Half	2 nd Half	1 st Half	2 nd Half	1 st Half	2 nd Half
Denver MSA	1.3%	2.6%	2.7%	1.2%	1.9%	5.2%	8.6%	7.5%	5.6%	4.9%	2.7%	1.9%
United States	1.7%	1.9%	1.2%	1.2%	3.4%	6.0%	8.3%	7.7%	4.9%	3.4%	3.2%	2.7%

¹ Reflects the percent change from half to half (e.g. 1st half 2023 to 1st half 2024).

Source: State of Colorado, Division of Local Government, Demographic Section and United States Bureau of Labor Statistics

Construction Activity. The following table sets forth building activity in the City for the period indicated.

TABLE VIII
Recent History of Building Permits Issued in the City

Year	Single Family	Multi-Family		Commercial/Industrial
	Permits	Permits	Units	Permits
2019	1,515	37	2,241	57
2020	2,055	31	733	63
2021	2,061	46	2,138	69
2022	1,274	26	2,066	64
2023	1,630	59	2,325	69
2024	1,703	22	1,034	47
2025 ¹	784	1	43	20

¹ Permits issued through July 31, 2025.

Source: The City Building Division

Foreclosures. Foreclosure actions are commenced when a default on a deed of trust has occurred, usually when buyers fail to make timely payments in accordance with a promissory note. Set forth below is a history of the number of foreclosure actions filed by the Public Trustee’s Offices of the Counties over the past five years.

TABLE IX
History of Foreclosures Filed ¹

Year	Adams County	Percent Change	Arapahoe County	Percent Change	Douglas County	Percent Change
2019	658	--	645	--	276	--
2020 ²	207	(68.54)%	223	(65.43)%	238	(13.77)%
2021 ²	102	(50.72)	105	(52.91)	46	(80.67)
2022	691	577.45	625	495.24	166	260.87
2023	618	(10.56)	548	(12.32)	210	26.51
2024	625	1.13	568	3.65	231	10.00
2025 ³	461	--	454	--	172	--

¹ Excludes foreclosures that were restarted in a given year.

² The decrease in the number of foreclosures filed in 2020 and 2021 was the result of the State imposed restrictions in place regarding foreclosures.

³ Foreclosures through August 11, 2025.

Sources: Adams, Arapahoe, and Douglas County Public Trustee’s Offices

Insurance

The City enjoys a limited form of governmental immunity for specified types of claims, pursuant to a State statute which establishes dollar limits for such claims. The statutory limits generally do not apply to federal claims. The City retains insurable risk up to the amounts where it has determined that commercial insurance is more cost beneficial. The City maintains a self-insured Risk Management Fund that had a deficit net position in the amount of \$2,586,692 on December 31, 2024. The deficit in net position resulted from an increase in the accrued claim liability. City management is currently developing a fiscal plan to reduce the deficit.

Employment

It is estimated that, in 2024, the City’s total labor force averaged 221,119 and that, on average, in the same period 210,948 City residents were employed. Major employers in the City include the Anschutz Medical Campus; Buckley Space Force Base; the City itself; and two public school districts. The following table summarizes the City’s major employers. The two tables immediately following thereafter provide historical employment trends for the City as well as current unemployment data for the region and State. For 2024, the U.S. Bureau of Labor Statistics estimated that the average annual local unemployment rate for Denver-Aurora-Lakewood was 3.9%. This rate compares to the state’s average unemployment rate of 3.8% and is below the national unemployment rate of 3.6%.

TABLE X
Major Employers—2024

Employer	Employees	Rank	Percent of Total City Employment¹
Health Care and Social Assistance	35,138	1	20.56%
Retail Trade	30,124	2	17.63
Accommodation and Food Services	16,916	3	9.90
Educational Services	14,921	4	8.73
Administrative and Support and Waste Management and Remediation Services	14,406	5	8.43
Transportation and Warehousing	11,918	6	6.98
Professional, Scientific, and Technical Services	11,433	7	6.69
Wholesale Trade	7,290	8	4.27
Construction	5,720	9	3.35
Information	5,345	10	3.13

¹ Information is based on industry classification, per the North American Industry Classification System (NAICS).
Source: City's 2024 Annual Financial Statements

TABLE XI
City Historical Employment Trends

Year	Aurora Labor Force	Aurora Residents Employed	Annual Change in Resident Employment	Aurora Residents Unemployed	Unemployment Rate
2019	198,558	192,935	--	5,623	2.8%
2020	202,656	185,902	(3.6)%	16,754	8.3
2021	208,000	194,163	4.4	13,837	6.7
2022	209,690	202,480	4.3	7,210	3.4
2023	211,872	204,765	1.1	7,107	3.4
2024	211,130	202,222	(1.2)	8,908	4.2

Source: United States Bureau of Labor Statistics

TABLE XII
State and Metro Employment—2024¹

	Denver/Aurora/Lakewood Metropolitan Area	Colorado
Total Labor Force	1,775,974	3,272,890
Total Employed	1,692,606	3,117,788
Total Unemployed	83,368	155,103
Unemployment Rate	4.7%	4.7%

¹ Represents annual "not seasonally adjusted" Labor Force, Employment and Unemployment data through June 30, 2025.
Source: State of Colorado, Division of Employment and Training, Labor Market Information, Colorado Labor Force Review

Capital Improvements Plan

The City's Capital Improvement Plan (the "CIP") is a five-year capital-spending plan updated annually and includes appropriations to support required spending for approved capital projects. Unlike the operating budget, which authorizes expenditures for only one fiscal year, capital budget plans are multi-year and continue until the project is completed or changed by City Council.

There are multiple funds associated with the citywide CIP. The 2025 to 2029 five-year spending plan in support of CIP projects totals \$2.3 billion, including Water and Wastewater (\$1.8 billion) and Golf (\$17.1 million) enterprise funds and the non-enterprise activities as noted in the table below.

The projects/programs described below primarily constitute capital maintenance for major City infrastructure, including roads and buildings as part of a continuing effort to maintain City assets. The five-year capital spending plans for these programs are generally level annual expenditures.

TABLE XIII
Summary of Significant Capital Projects 2025-2029 (Non-Enterprise Activities)

Project	Total Estimated Project Cost ¹	Percent of Total
Projects and Programs (by category):		
Street/Street Light Maintenance, Repair and General Improvements	\$204.6	42.8%
Transportation Improvement Program Projects, Major Traffic and Transit Oriented Development	23.4	4.9
Parks and Open Space	86.3	18.1
Information Technology, Telephone and Other Projects	74.3	15.6
Public Safety Construction and Remodel	28.6	6.0
Building Maintenance, Repair, and Improvements	<u>60.6</u>	<u>12.7</u>
Total	<u>\$477.8</u>	<u>100.0%</u>

¹ Amounts expressed in millions. Amounts shown reflect total estimated project cost for these projects and not necessarily financed amounts. Costs exclude Golf, Water and Wastewater capital projects.

Source: The City

The City Code of the City requires that 100% of all building materials and equipment use taxes (excluding any amounts attributable to TIF areas) plus 4% of all other General Fund revenues (excluding revenues from the 0.25% sales and use tax dedicated to Public Safety) be transferred into the Capital Projects Fund annually as the primary source of funding for capital projects, unless reduced by a two-thirds vote of the City Council. For further information regarding the Capital Projects Fund and revenue sources, please see "GENERAL FINANCIAL INFORMATION CONCERNING THE CITY—Management's Discussion and Analysis of Trends in Operations of the General Fund."

GENERAL FINANCIAL INFORMATION CONCERNING THE CITY

Accounting Policies

The accounts of the City are organized on the basis of funds which are segregated for the purpose of accounting for the operation of specific activities or attaining certain objectives. Each fund is considered a separate accounting entity. The operations of each fund include its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. For a description of the various funds, see the City's most recent audited financial statements attached as APPENDIX C to this Official Statement.

The City Charter requires that an independent audit be made of all City accounts at least annually, and more frequently if deemed necessary by the City Council. The audited financial statements are required to be filed with the state auditor by July 31st of each year.

The Budget Process

The City's fiscal year corresponds to the calendar year. Under the City's Charter, the City Manager is charged with the responsibility of submitting to the City Council, no later than September 1 of each year, a budget for the ensuing fiscal year, along with his budget message, containing recommendations concerning the fiscal policy of the City. Prior to October 15 of each year, the Charter requires a public hearing to be held on the proposed budget. After the conclusion of the hearing, the City Council may insert or delete items, except that no item budgeted for debt may be reduced. The Charter requires, with respect to balancing of the budget, that if the Council decreases the total expenditures, such decrease will be reflected in the full proposed revenue. If the Council increases the total proposed expenditures, the City will still require a balanced budget. The adopted budget for the City's General Fund for fiscal year 2025 is \$541,556,685.

Recent Budget Developments

After accounting for General Fund transfers to the Capital Project Fund, the 2025 budget includes a 3.6 percent increase in General Fund operating revenues. General Fund revenue in 2025, excluding transfers, is estimated to grow at a rate of 3.5 percent or \$18.1 million over the 2024 year-end projection. The major component of revenue growth in 2025 is a \$13.2 million increase in sales tax collections. Collections of auto use tax, property tax, capital-related use tax, and franchise fees and taxes are also forecast to be significant drivers of growth in General Fund revenues in 2025. Partly offsetting these increases, the Aurora City Council has voted to repeal the occupational privilege tax effective January 1, 2025. This repeal will reduce 2025 General Fund revenues by an estimated \$6.3 million. Primary cost drivers in 2025 include \$18.2 million in personal services adjustments; \$17.6 million in other adjustments, including the Capital Projects Fund transfer adjustment, subsidy transfer adjustments, Risk and Fleet fund charges, utility increases, and department-specific contractual increases.

For 2025, General Fund total appropriations, including transfers, is \$541.6 million, a 6.4 percent increase from the 2024 Original Budget of \$508.8 million. The majority of the increase is due to pay increases for City employees, and the budget includes significant capital investment in Council priority areas such as facilities and transportation. Public Safety related departments make up the largest share of the General Fund budget, reflecting the high city priority for maintaining public safety. Public safety functions including Fire, Dispatch, Police, Courts and Legal together account for 55% of total General Fund appropriations.

The Use of COVID-Related Funds. Two specific grants of federal funds have positively impacted the City’s economic upturn during the post-Covid era, Coronavirus Aid, Relief, and Economic Security Act (CARES) funds and American Rescue Plan Act (ARPA) Funds. The City was awarded \$33.9 million associated with CARES in 2021 and \$65.4 million from ARPA in 2022. The receipt of these funds will continue to drive spending from grant funds until the end of 2026 when all ARPA funds must be spent.

Post COVID-19 Effects. On March 11, 2021, the American Rescue Plan Act of 2021 (“ARPA”) was signed into law and provided additional funding to state, local and tribal governments to aid in the recovery from the budgetary, economic and financial impacts of the pandemic. As part of this legislation, the City received a total of \$65.4 million. The City utilized a portion of the funding during 2024 to enhance services provided to residents impacted by COVID-19 which included programs to address affordable housing and homelessness, family assistance, mental and behavioral health support, assistance to nonprofits, small business recovery, support for public safety and other essential workers, and restoring City services to pre-COVID levels.

The City received \$25.4 million of additional ARPA grant funds in 2024 from Adams and Arapahoe Counties and the State of Colorado’s Department of Local Affairs (“DOLA”) to purchase the site for Aurora Regional Campus. To support those experiencing homelessness or housing instability, this campus is expected to open in late 2025. The total project cost is approximately \$40 million with additional funding from the HOME Investment Partnerships American Rescue Plan Program.

Increasing Property Tax and the TABOR Effect. The City’s property tax base remains subject to the effects of TABOR, including mill levy limitations. As a result of strong growth in property values, the City’s property tax revenue exceeded the TABOR limit in 2022, 2023 and 2024, by \$4.9 million, \$1.7 million, and \$16.8 million respectively. To refund these overages, the City enacted a temporary property tax reduction in 2023, 2024 and 2025 which reduced the mill levy to compensate for each year’s overage. The total assessed value of property in Aurora increased by 31.1% in 2024 (reflecting two years of property value growth captured in the 2023 reassessment cycle). In contrast, the City’s TABOR limit grew by 7.4% in 2024. To provide a TABOR refund for the \$16.8 million in excess collections last year, the City’s mill levy was reduced by 23.1%. To refund these overages, the City enacted a temporary property tax reduction in 2023, 2024 and 2025 which reduced the mill levy to compensate for each year’s overage. Given the projection that property tax revenues will continue to grow at a pace that exceeds what is allowed by the TABOR limit, the City will likely need to continue using the temporary property tax reduction in future years property tax certifications. The City budget estimates future property tax revenues at the projected TABOR limit amounts.

Build Up Aurora Infrastructure Initiative. The City has undertaken an extensive capital planning and implementation initiative to comprehensively document and address over \$700 million in citywide capital project needs for existing and new infrastructure. In 2021, the City developed a \$714 million Capital Improvement Master Plan (CIMP) which included a prioritized list of capital projects and served as a guiding document for the City in prioritizing capital funding. Based on this plan, the City undertook various transportation and roadway projects to address a top priority in infrastructure maintenance and development. In 2024, the City Council established an Infrastructure Task Force to evaluate and develop a long-term 10-year strategic plan for infrastructure investment based on the CIMP that aligns with the City’s overall goals and objectives. The Task Force is expected to engage with community stakeholders to ensure equitable and sustainable outcomes in developing long-term solutions for projects ranging from public safety and transportation to parks, libraries, recreation and accessibility.

Transportation Maintenance Update: Adequate funding for the City’s road maintenance needs has been an ongoing issue for decades, with shortfalls estimated at \$20 million annually. Recently, with better capital revenue, additional state Highway User Tax funds and additional General Fund and Marijuana Tax Revenue Fund transfers, the shortfall was decreased significantly. In 2022, a change was made to the road maintenance plan. The City had been using a time-based approach for the roadway maintenance plan (replacing various roads in specific time intervals) and has now transitioned to a pavement condition ratings-based plan (fix lowest condition rated roads first). The transition to a pavement condition ratings based plan determined that \$35 million was needed to address roads in poor condition and allow the City to exceed its citywide pavement condition index of 73 which is considered “good” condition. The one-time investment of \$35 million should not require the programming of additional funding in the annual budget to reach the City’s pavement condition. In 2022, the City issued Certificates of Participation to address the deferred roadway maintenance over several years and prevent the worsening of the condition of the roads. The Transportation Maintenance Fund (“TMF”) was created for the 2023 budget, separating the ongoing roadway maintenance budget into a separate fund, which creates a clearer vision for road maintenance. Over the five-year plan, \$173.9 million is projected to be spent, primarily for street maintenance and reconstruction.

General Government Impact Fees. A portion of the Project will be funded with General Government Impact Fees. These fees were initially enacted in 2008 and updated in 2019. As of the end of 2024, the City amassed approximately \$14 million in fees, mostly collected since the 2019 update. It receives approximately \$3.0 million annually in fees and interest, subject to economic forces driving construction. \$16 million in General Management Impact Fees are projected to be used for the Project.

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Operating History of the General Fund

The following schedules set forth, on a combined basis, the operating history of the General Fund of the City for the years indicated.

TABLE XIV
City General Fund
Comparative Schedule of Revenues, Expenditures and Changes in Fund Balance (GAAP Basis)
for the Years Ended December 31, 2020-2024

	2020	2021	2022	2023	2024
Revenues:					
Taxes	\$348,167,671	\$395,235,640	\$434,878,776	\$453,436,130	\$455,640,165
Charges for Services	15,488,280	17,046,082	21,741,290	25,790,815	26,222,230
License and Permits	4,912,290	5,061,327	4,852,784	4,834,990	5,174,886
Fines and Forfeitures	3,922,046	4,259,334	2,979,080	3,430,558	3,366,717
Intergovernmental	15,305,810	15,868,524	20,266,842	17,027,550	21,241,164
Miscellaneous	1,789,595	1,423,936	2,893,789	4,358,628	4,814,048
Investment Earnings	<u>3,678,993</u>	<u>394,514</u>	<u>(1,282,713)</u>	<u>7,083,911</u>	<u>7,460,788</u>
Total Revenues	<u>393,264,685</u>	<u>439,289,357</u>	<u>486,329,848</u>	<u>515,962,582</u>	<u>523,919,998</u>
Expenditures:					
Current:					
General Government	33,088,098	45,012,577	53,322,450	56,790,624	64,568,756
Judicial	13,094,502	13,159,060	14,448,758	16,549,194	18,109,585
Police	124,477,428	123,427,475	132,499,942	145,112,425	156,732,817
Fire	60,942,097	64,369,317	76,880,893	82,410,469	88,003,025
Other Public Safety	10,671,293	9,385,182	10,710,234	12,589,427	14,735,939
Public Works	29,653,840	28,928,045	30,349,885	32,772,389	35,685,152
Economic Development	5,606,648	5,507,225	10,569,724	6,733,676	8,030,382
Community Services	9,438,430	11,466,881	11,015,041	13,649,255	17,389,437
Culture and Recreation	20,398,830	21,519,774	24,161,989	24,259,026	27,385,664
Principal	--	--	383,381	1,114,707	485,959
Interest	--	--	16,775	23,356	17,817
Capital Outlay	<u>3,717,108</u>	<u>3,716,362</u>	<u>6,407,547</u>	<u>5,916,134</u>	<u>8,089,278</u>
Total Expenditures	<u>311,088,274</u>	<u>326,491,898</u>	<u>370,766,619</u>	<u>397,920,682</u>	<u>439,233,811</u>
Excess of Revenues Over Expenditures	82,176,411	112,797,459	115,563,229	118,041,900	84,686,187
Net Other Financing Uses	<u>(48,714,772)</u>	<u>(114,066,604)</u>	<u>(116,059,672)</u>	<u>(104,235,186)</u>	<u>(83,105,374)</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	33,461,639	(1,269,145)	(496,443)	13,806,714	1,580,813
Fund Balance—January 1	<u>122,822,891</u>	<u>156,284,530</u>	<u>155,015,385</u>	<u>154,518,942</u>	<u>168,325,656</u>
Fund Balance—December 31	<u>\$156,284,530</u>	<u>\$155,015,385</u>	<u>\$154,518,942</u>	<u>\$168,325,656</u>	<u>\$169,906,469</u>

Sources: The City's 2020-2024 Annual Financial Statements

TABLE XV
City General Fund
Comparative Schedule of Sources, Uses and Changes in Funds Available, Actual and Budget (Non GAAP Budgetary Basis)
for the Years Ended December 31, 2020-2024

	2020		2021		2022		2023		2024	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Sources:										
Taxes	\$343,518,770	\$332,661,372	\$393,063,404	\$314,837,938	\$426,706,575	\$371,670,040	\$458,696,585	\$422,577,867	\$457,844,167	\$453,734,660
Intergovernmental	4,897,904	15,572,667	15,686,938	15,423,824	16,023,304	15,552,466	16,655,667	16,938,163	19,706,903	17,504,697
Licenses and Permits	15,022,014	4,591,283	5,056,552	4,522,461	4,852,784	4,499,540	4,834,777	5,056,765	5,174,886	4,828,130
Charges for Services	12,419,375	14,239,488	13,704,731	15,420,193	17,800,061	18,751,409	21,245,485	19,081,716	22,057,972	21,598,892
Fines and Forfeitures	2,955,896	5,070,694	3,189,382	4,070,694	2,306,734	4,023,306	2,678,543	2,620,422	2,658,812	2,387,919
Investment Income	2,365,079	2,054,986	2,079,623	2,079,200	2,505,098	1,917,972	4,066,951	3,095,885	6,250,635	4,439,142
Other Revenues	1,599,019	1,179,753	1,119,371	1,458,413	2,306,344	1,648,491	4,192,591	4,451,120	4,415,480	3,783,855
Proceeds from Sale of Assets	276,773	185,000	281,094	185,000	383,946	185,000	435,302	--	267,101	--
Transfers In	4,950,269	2,230,337	2,834,550	2,807,765	--	--	687,624	584,916	102,708	--
Total Sources	<u>388,055,099</u>	<u>377,785,580</u>	<u>437,015,645</u>	<u>360,805,488</u>	<u>472,884,846</u>	<u>418,248,224</u>	<u>513,493,525</u>	<u>474,406,854</u>	<u>518,478,664</u>	<u>508,277,295</u>
Uses:										
Municipal Court	14,589,342	14,962,756	14,741,220	15,250,237	16,745,597	17,033,669	17,262,141	18,765,102	21,069,277	21,563,573
City Attorney	7,023,693	7,091,189	7,086,634	7,166,395	7,631,222	8,125,147	9,035,330	9,070,492	9,804,713	10,013,487
General Management	6,756,924	7,421,916	7,053,264	7,263,255	7,986,272	8,173,814	7,857,707	9,587,296	8,658,259	8,724,050
Administrative Services	26,632,850	29,119,819	28,567,633	28,727,163	34,198,444	36,053,512	44,238,591	44,921,302	50,008,668	50,211,535
Operations Group Management	62,662,449	66,632,497	62,459,282	64,440,601	69,810,516	71,893,920	74,618,094	78,524,899	83,449,909	85,608,240
Community Services	192,599,121	192,998,775	195,015,432	195,088,903	220,796,721	220,881,324	236,436,037	236,855,047	254,524,442	254,839,018
Non-departmental	<u>51,292,734</u>	<u>71,491,332</u>	<u>126,678,160</u>	<u>127,500,969</u>	<u>126,455,844</u>	<u>126,462,296</u>	<u>107,843,906</u>	<u>109,716,520</u>	<u>89,462,046</u>	<u>91,606,557</u>
Total Uses	<u>361,557,113</u>	<u>389,718,284</u>	<u>441,601,625</u>	<u>445,437,523</u>	<u>483,624,616</u>	<u>488,623,682</u>	<u>497,291,806</u>	<u>507,440,658</u>	<u>516,977,314</u>	<u>522,566,460</u>
Excess (Deficiency) of Revenues										
Over (Under) Expenditures	26,447,986	(11,932,704)	(4,585,980)	(84,632,035)	(10,739,770)	(70,375,458)	16,201,719	(33,033,804)	1,501,350	(14,289,165)
Funds Available—January 1	<u>80,528,551</u>	<u>80,528,551</u>	<u>106,976,537</u>	<u>106,976,537</u>	<u>102,390,557</u>	<u>102,390,557</u>	<u>91,650,787</u>	<u>91,650,787</u>	<u>107,852,506</u>	<u>107,852,506</u>
Funds Available—December 31	106,976,537	<u>\$ 68,595,847</u>	102,390,557	<u>\$ 22,344,502</u>	91,650,787	<u>\$ 32,015,099</u>	107,852,506	<u>\$ 58,616,983</u>	109,353,856	<u>\$ 93,563,341</u>
Committed for Reserves (10% policy)	(31,177,871)		(33,034,612)		(38,424,613)		(40,017,927)		(43,867,311)	
Restricted for Emergencies (TABOR)	<u>(3,463,036)</u>		<u>(4,827,664)</u>		<u>(6,398,922)</u>		<u>(8,724,890)</u>		<u>(10,750,545)</u>	
Funds Available—After Restrictions, Commitments, and Assignment	<u>\$ 72,335,630</u>		<u>\$ 64,528,281</u>		<u>\$ 46,827,252</u>		<u>\$ 59,109,689</u>		<u>\$ 54,736,000</u>	
Reconciliation to GAAP Fund Balance										
Funds Available—December 31	\$106,976,537		\$102,390,557		\$91,650,787		\$107,852,506		\$109,353,856	
Current Year Encumbrances	6,619,610		7,550,365		13,634,448		12,597,227		11,398,574	
Inventories	212,096		212,096		212,096		212,096		--	
Sales, Use and Lodgers Tax Accrual	32,988,628		35,160,865		43,333,066		38,072,611		35,757,058	
Assets Not Available for Appropriation	2,237,486		2,247,263		1,704,872		1,715,113		1,801,711	
Adjust Investments to Fair Value	1,491,096		(54,667)		(3,453,521)		(1,025,205)		(395,686)	
Assets Held for Resale Value										
Reassessment	(5,511,000)		(5,511,000)		(5,511,000)		(5,511,000)		(5,511,000)	
Adjust for Accounting Change	<u>11,270,077</u>		<u>13,019,906</u>		<u>12,948,194</u>		<u>14,412,308</u>		<u>17,501,956</u>	
Fund Balance—December 31	<u>\$156,284,530</u>		<u>\$155,015,385</u>		<u>\$154,518,942</u>		<u>\$168,325,656</u>		<u>\$169,906,469</u>	

Source: The City's 2020-2024 Annual Financial Statements

Management's Discussion and Analysis of Trends in Operations of the General Fund

The City has historically managed through economic cycles, including the recent novel coronavirus outbreak. City leaders manage a budget where revenues equal, if not exceed, expenditures. The City's citizens have been supportive of the City's efforts; they have approved bond issues for infrastructure and two ballot questions that have changed the City's Charter to exempt City fees and its main revenue source, sales and use tax, from state constitutional Taxpayer Bill of Rights ("TABOR") revenue limits. The City also maintains internal and budget controls to ensure adequate oversight of City assets and expenditures.

General Fund revenues for 2024 were greater than budget by \$10.2 million primarily due to higher sales tax audit revenue collections than projected and increased intergovernmental revenue related to Funding Advancements for Surface Transportation and Economic Recovery ("FASTER") fees for vehicle registration. For 2024, General Fund revenue, net of transfers, increased 1% on a budgetary basis (1.5% per GAAP basis), above the growth experienced in 2023 as the city continued to experience economic expansion. Sales tax is the most significant source of revenue, generating 57% of the total General Fund GAAP revenue, net of transfers, but is also the most susceptible to economic changes. Property tax represents an important secondary general revenue source that is typically less impacted than sales and use tax by changing economic conditions. Property tax collections were 10.6% of the total General Fund budgetary and 10.5% of GAAP revenues, net of transfers in 2024.

The General Fund reserves consist of four components: the Operating Reserve, the Policy Reserve, the TABOR Reserve and a Loan Reserve. The City maintains a General Fund Operating Reserve at 1%-3% of annual budgetary revenues for potential use during economic downturns. The City's General Fund ended 2024 with approximately \$49.2 million in the Operating Reserve, which includes amounts set aside for cyber insurance and ADA accessibility initiatives, in addition to funds to offset negative economic effects of recession. The reserves also include an assignment of \$5.5 million for a loan receivable associated with the redevelopment of Regatta Plaza. In addition to the Operating Reserve and the loan assignment, the City maintains a Policy Reserve, set at 10% of General Fund adjusted budgetary operating expenditures, as well as a State mandated TABOR Reserve (limited to expenditures for emergencies exclusive of revenue shortfalls) equal to approximately 3% of fiscal year spending. The TABOR Reserve consists of a combination of cash and real property (land). In 2024, the TABOR Reserve was made up of cash in the amount of \$10,750,545 as well as real property with an estimated value of \$6,025,000. A Debt Service Reserve of \$1.7 million is set aside as discussed in the subsection "DEBT STRUCTURE OF THE CITY—Borrowing Authority—Moral Obligations." The Debt Reserve is not included in the General Fund funds available balance.

The following table shows the composition of each reserve.

TABLE XVI
General Fund Budgetary Reserves

Reserves ¹	2020	2021	2022	2023	2024
TABOR	\$ 3,463,036	\$ 4,827,664	\$ 6,398,922	\$ 8,724,890	\$ 10,750,545
Policy	31,177,871	33,034,612	38,424,613	40,017,927	43,867,311
Operating ²	64,745,630	57,763,281	40,062,252	53,199,689	49,225,000
Regatta Plaza Loan	<u>7,590,000</u>	<u>6,765,000</u>	<u>6,765,000</u>	<u>5,910,000</u>	<u>5,511,000</u>
Total	<u>\$106,976,537</u>	<u>\$102,390,557</u>	<u>\$91,650,787</u>	<u>\$107,852,506</u>	<u>\$109,353,856</u>

¹ Amounts presented are exclusive of that portion of the TABOR Reserve made up of real property with an estimated value of \$9,410,000 in 2020, \$8,585,000 in 2021, \$7,745,000 in 2022, \$6,890,000 in 2023, and \$6,025,000 in 2024.

Source: The City's 2024 Annual Financial Statements and the City Budget

Primary Sources of Revenue to the General Fund (GAAP Basis)

The governmental fund utilized for the administration and operation of the City is the General Fund. For 2024, total General Fund revenues (excluding transfers) increased approximately \$10.2 million (1%) compared to 2023.

The City Sales and Use Tax (described below) comprises the largest portion of City General Fund revenue, accounting for \$352.5 million or 67.3% of total General Fund revenue in 2024, followed by property taxes, accounting for \$54.7 million or 10.5% of total General Fund revenue in 2024.

Sales and Use Tax. The City imposes a tax on the sale of tangible personal property and certain services at retail (the “Sales Tax”) and a tax upon the storage and use or consumption of personal property and certain services in the City (the “Use Tax” and collectively with the Sales Tax, the “Sales and Use Tax”), both at the rate of 3.75%. Food for domestic home consumption is exempted from Sales Tax, as are sales to charitable organizations and governments, sales of prescription drugs and certain other items. Total Sales and Use Taxes in the years indicated were as follows.

TABLE XVII
General Fund Sales and Use Tax Revenues
(GAAP Basis)

Year	Sales and Use Tax Receipts
2019	\$254,451,747
2020	269,233,800
2021	311,573,035
2022	341,609,866
2023	353,690,750
2024	352,649,959

Source: The City

Sales and use tax revenues typically make up approximately 67.3% of total General Fund revenues in 2024, excluding transfers in from other funds. Use tax includes collections for certain auto purchases and capital-related use tax. Capital-related use tax includes collections of building materials use tax and other equipment and consumables use tax, primarily applied to business capital assets and supplies. Construction activity is the main driver of these capital-related revenues, which are transferred to the Capital Projects Fund rather than used for operations as they are considered one-time in nature and therefore more suitable for one-time uses.

Sales and use tax recorded a 0.33% decrease of in collections for 2024 compared to 2023 in the amount of \$1.15 million. Sales and use taxes recorded a marginal decline in 2024 due to a significant decline in capital-related use tax collections. Capital-related use taxes are a volatile revenue stream generally and maybe have been negatively impacted by relatively high current interest rates as well as a slowing economy. Modest growth in sales and use tax collections is expected in 2025, with slower (but positive) growth projected in 2026. After 2026, stronger growth is projected for the remainder of the five-year plan. These amounts and percents are from the City’s financial system of record.

As part of the Statewide general election on November 6, 2012, the State of Colorado voters approved “Amendment 64,” an amendment to the Colorado Constitution outlining a statewide drug policy for marijuana. Amendment 64 prompted City Council to consider taxing the retail marijuana industry. On November 4, 2014, City voters approved providing new revenue sources for the City which included a 5.75% City sales tax on retail marijuana products and 5.0% excise tax on the sale or transfer of unprocessed retail marijuana from cultivation facilities. City voters also granted the City permission to increase or decrease the additional sales tax rate without further voter approval so long as the rate of taxation does not exceed 10.0%. In 2017, City Council increased the City's retail marijuana sales tax rate from 5.75% to 7.75% effective July 1, 2017 to fund homelessness services and housing projects. In 2020, City Council increased the City's sales tax rate to 8.75% effective July 1, 2020 to support community service agencies and programs directly related to youth violence prevention. Additionally, the City collects 10.0% of the 15.0% state special sales tax based on the sale of retail marijuana within the City's boundaries. In 2021, the City Council approved retail marijuana delivery in the city; the ordinance provides that for the first 36 months only, social equity licensees can apply for a transporter license/delivery permit with a 75% discount on fees. City Council approved a maximum of 24 store licenses with four in each City Council Ward. As of December 31, 2024, 24 stores, 11 cultivations and 14 marijuana-infused product manufacturers were open and operating within the City; this includes four medical marijuana cultivations and six medical product manufacturing facilities.

In 2024, the City received \$12.4 million in local and state shared marijuana tax revenue, a decrease from \$12.8 million collected in 2023. Projected revenues for 2025 are \$11.7 million. The demand for marijuana has fallen sharply from the record level sales seen during the pandemic. After reaching all-time lows in April 2023, the average market rate of retail marijuana grew slightly before declining yet again in July 2024. Retail sales have experienced more than 3 years of monthly year-over-year declines. This reduced demand has led to a decrease of Aurora-based cultivation licenses and the 2024 collection of excise tax sales tax. Tax revenues received from marijuana sales fund construction of new recreation facilities, transportation improvements and programs to help address homelessness and youth violence prevention.

Ad Valorem Property Taxes. The City imposes general property taxes in the manner provided by State law. Property taxes are collected by the county treasurers of the respective counties in which the City is located. Under Colorado law, both real and personal property are subject to ad valorem taxation, although there are classes of property such as public property, property of charitable organizations, certain irrigation facilities, intangible personal property, inventories and agricultural equipment that are exempt.

Property values are established annually by the county assessor of each county, who utilizes a statutory formula to determine the statutory “actual” value of property. “Actual” value is a statutory term which does not necessarily represent fair market value. With certain exceptions it is determined from a base year level of value and from manuals and associated data published by the State Property Tax Administrator for the base year. The method of calculating “actual” value and the rates at which taxable value is derived from “actual” value have been changed on a number of occasions as the result of a State Constitutional amendment and various statutory changes. Most of these changes were intended to bring property values up to date, to lessen the impact of changes in the base year upon residential property taxpayers or to regulate the relative property tax burdens upon residential and other types of property. Compliance by the County Assessors with some of these Constitutional and statutory provisions is subject to annual review by the State Board of Equalization, which review may result in modifications to the City's assessed valuation.

Local governments such as the City use the county assessors' annual certifications of value to compute their property tax levy. This levy is required to be certified to each county assessor by December 15 in each year. Property taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2024 are being collected in 2025. Taxes are due on January 1 in the year of collection; however, they may be paid, at the election of the taxpayer, in either one installment (not later than the last day of April) or two equal installments (not later than the last day of February and June 15) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of 1% per month until paid. Unpaid amounts become delinquent on, and interest accrues from, March 1 (with respect to the first installment) and June 16 (with respect to the second installment) until the date of payment, provided that if the full amount of taxes is to be paid in a single payment, such amount becomes delinquent on May 1 and accrues interest from that date until paid. Delinquent property taxes are a lien on the property and are subject to foreclosure at annual tax sales in December or, in the case of personal property, at any time after October 1 of the collection year following notice of delinquency and notice of public sale. Property not purchased at tax sale may be removed from the tax rolls until sold or redeemed.

Property tax collections are slower to respond to changing economic conditions than sales and use taxes which are driven by consumer behavior. General Fund property taxes increased 7.4% (\$3.79 million) for 2024 in comparison to 2023. As a result of strong growth in property values, the City's property tax revenue exceeded the TABOR limit in 2022, 2023, and 2024, in the amounts of \$4.9 million, \$1.7 million, and \$16.8 million respectively. To refund these overages, the City enacted a temporary property tax reduction in 2023, 2024, and 2025 which reduced the mill levy to compensate for each year's overage. Given the projection that property tax revenues will continue to grow at a pace that exceeds what is allowed by the TABOR limit, the City will likely need to continue using the temporary property tax reduction in future years property tax certifications. The City's budget estimates future property tax revenues at the projected TABOR limit amounts.

TABLE XVIII
Assessed and Estimated Actual Value of Property

Tax Levy Year	Assessed Valuation ¹	Percent Change	Estimated Actual Value	Percent Change
2020	\$5,541,918,846	--	\$50,459,961,020	--
2021	6,029,470,069	8.80%	54,783,614,286	8.57%
2022	6,204,327,501	2.90	56,502,043,612	3.14
2023 ²	8,129,832,578	31.03	74,393,030,915	31.66
2024	8,390,103,028	3.20	74,898,555,147	0.70

¹ Assessed valuation of property used as basis for taxes actually paid in subsequent year (excludes TIF areas; includes personal property).

² In 2023, Colorado experienced significant increases in assessed valuations due to the repeal of the Gallagher Amendment, high demand, and inflationary pressures. The number of new residential, multi-family and commercial permits issued for the City in 2023 increased 31.66% since 2022.

Source: The City's 2024 Annual Financial Statements and the Adams, Arapahoe and Douglas County Assessors' offices

The following table shows property tax levies and collections within the City for the last five years.

TABLE XIX
Property Tax Levies and Collections

Assessment/ Levy Year	Collection/ Budget Year	Total Tax Levy ¹	Current Tax Collection	Percent of Levy Collected	Delinquent Collections/ Refunds ²	Total Tax Collections	Collections as Percent of Current Tax Levy	Tax Increment Collections ³	GID Collections	Total Property Tax Revenues
2018	2019	\$37,812,733	\$32,279,370	98.59%	\$ 205	\$37,279,575	98.59%	\$25,046,160	\$580,113	\$62,905,848
2019	2020	45,859,054	44,917,240	97.95	(31,482)	44,885,758	97.88	37,688,509	606,219	83,180,486
2020	2021	44,756,537	40,894,532	91.37	(7,351)	40,887,181	91.35	40,197,880	603,440	81,688,501
2021	2022	48,675,912	46,179,097	94.87	(17,988)	46,161,109	94.83	36,164,035	593,821	82,918,965
2022	2023	48,493,024	50,930,249	105.03	31,614	50,961,863	105.09	38,838,191	590,968	90,391,022
2023	2024	68,347,502	54,738,777	80.09	13,631	54,752,408	80.11	51,576,297	634,398	106,963,103

¹ Property taxes are assessed by Adams, Arapahoe and Douglas Counties and remitted to the City after collection.

² Delinquent tax collections are netted with refunds of appealed assessments. Positive numbers reflect more delinquent tax collections than refunds for the year. Negative numbers reflect refunds of appealed assessments in excess of delinquent collections for the year.

³ Tax levies collected pursuant to CRS 31-25-101 et. seq. through the Aurora Urban Renewal Authority, a blended component of the City.

Source: The City's 2024 Annual Financial Statements

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TABLE XX
Ten Principal Property Taxpayers
Year Ended December 31, 2024

Taxpayer	Assessed Valuation of Property ¹	Percent of Total Assessed Valuation ¹
Crestone Peak Resources LLC	\$251,782,594	3.00%
Aurora Convention Center Hotel LLC	212,716,550	2.54
Xcel Energy	197,242,010	2.35
Shamrock Foods Co Inc.	61,283,370	0.73
LIT Gateway Portfolio LLC	44,725,180	0.53
NP Stafford II LLC	41,878,458	0.50
JP Morgan Chase Bank	40,909,598	0.49
Majestic Commercenter Phase 9 LLC	35,725,490	0.43
FR Aurora Commerce Center Phase 1 LLC	33,769,530	0.40
Amazon.com Services Inc.	<u>31,918,760</u>	<u>0.38</u>
Total	<u>\$951,951,540</u>	<u>11.35%</u>

¹ The total 2024 assessed valuation is \$8,390,103,028. The total 2024 assessed valuation does *not* include the tax increment financing district or the GID assessed valuations.

Source: The City's 2024 Annual Financial Statements and the Adams, Arapahoe and Douglas County Assessor's Office

TABLE XXI
Mill Levies of Direct and Primary Overlapping Governments
2020-2024 (Per \$1,000 of Assessed Valuation) ¹

Assessment Year	City of Aurora	Counties		Schools		Total Tax Rate—City and: ²		
		Adams	Arapahoe	Aurora 28J	Cherry Creek	Adams County and Aurora Schools 28J	Arapahoe County and Aurora Schools 28J	Arapahoe County and Cherry Creek Schools
2020	8.605	26.897	13.013	82.034	49.724	117.536	103.652	71.342
2021	8.073	27.069	12.762	78.918	49.012	114.060	99.753	69.847
2022	7.816	26.967	13.750	77.846	49.863	112.629	99.412	71.429
2023	8.407	26.835	12.206	71.331	47.568	106.573	91.944	68.180
2024	6.613	26.944	16.885	71.331	53.962	104.888	94.829	77.46

¹ Excludes special districts overlapping portions of the City as well as certain other entities having relatively insubstantial levies.

² This section presents mill levies for counties and school districts only and may not represent the total tax rate for each property.

Source: The City's 2024 Annual Financial Statements and the Adams and Arapahoe County Assessor's Office

Other General Fund Revenue Sources. The City also receives General Fund revenues from several additional sources including lodgers' tax, franchise fees, licenses and permits, recreation fees, fines and forfeits and interest income. Several intergovernmental revenue sources are also included in the General Fund; among these are State highway users' taxes, specific ownership taxes, motor vehicle registration fees, cigarette taxes and road and bridge revenues.

Constitutional Limitations on Aurora Revenues

There are two state constitutional amendments that may impact City revenues, TABOR and the Gallagher Amendment.

TABOR. In 1992, Colorado voters approved a State constitutional amendment (“TABOR”), described under “CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING,” which limits revenue growth without a vote of the local electors and requires refunds of revenues collected in excess of the revenue limit except by voter approval. Due to the vote provision, an impact of TABOR’s is the so-called “ratchet effect,”—which locks in TABOR’s revenue limits at their lowest point during poor economic times and prevents future revenue growth during improving economic times. Subsequently, the City’s voters approved amendments to the City Charter exempting City fees and sales and use tax revenues from the TABOR limit on revenues, instituting a non-declining base from which to measure revenue growth. As a result of these Charter amendments, the City has been able to reduce the impact of TABOR on most general City revenues and believes it has significantly improved its long-term financial flexibility and its ability to take advantage of growth to strengthen its revenue base.

The City’s property tax base remains subject to the effects of TABOR and the City Charter, including mill levy limitations. While general revenue collections were below the limits imposed by the Charter, due to several multiple property tax reassessments of double-digit growth, the City’s property tax surpassed the limit in 2022, 2023, and 2024. To refund this overage, the City enacted a temporary property tax reduction in 2022, 2023, and 2024 which reduced the mill levy to compensate for the overage.

Gallagher Amendment Repeal. The assessment ratio of residential property previously changed from year to year based on a constitutionally mandated requirement to keep the ratio of the assessed value of commercial property to residential property at the same level as it was in the assessment year commencing January 1, 1985 (the “Gallagher Amendment”). The Gallagher Amendment required that statewide residential assessed values be approximately 45% of the total assessed value in the State, with commercial and other assessed values making up the other 55% of the assessed values in the State. In order to maintain this 45% to 55% ratio, the commercial assessment rate was established at 29% of the actual value of commercial property (including vacant land and undeveloped lots) and the residential assessment rate fluctuated. The residential rate was 7.20% for assessment years 2017 and 2018 (collection years 2018 and 2019) and was reduced to 7.15% for assessment years 2019 and 2020 (collection years 2020 and 2021). In 2020, voters in Colorado approved a constitutional amendment to repeal the Gallagher Amendment (the “Gallagher Amendment Repeal”), freezing assessment rates at their current levels until the next assessment year for which the Colorado General Assembly adjusts one or more of the assessment ratios. The Gallagher Amendment Repeal still permits the Colorado General Assembly to adjust any assessment ratio in a downward fashion but no longer obligates a downward residential assessment ratio. Any upward adjustment may require a state-wide vote under the State Constitution.

DEBT STRUCTURE OF THE CITY

Borrowing Authority

The City Charter or State statutes provide for the contracting of the following principal categories of obligations by the City. See “DEBT STRUCTURE OF THE CITY—Outstanding Obligations” and TABLE XXI for current obligations outstanding.

General Obligation Bonds. The Charter provides that general obligation bonds, unless issued for water purposes, must be approved by the City’s electors. Under the Charter, general obligation debt of the City, other than water debt and certain general obligation bonds authorized by specific Charter amendment, is subject to the limits on borrowing authority described under the caption “DEBT STRUCTURE OF THE CITY—Legal Debt Margin.” TABOR imposes substantial additional limitations upon City borrowing, including the requirement that no “multiple fiscal year” obligation may be entered into without electoral approval, except refinancings at a lower interest rate and obligations backed by cash to fund future payments.

Revenue Bonds. The Charter permits the pledging of the revenues of any City-owned enterprise to secure revenue bonds, which may be issued without an election provided that the City is in compliance with any applicable requirements of TABOR. The City’s Golf Course Enterprise, Sewer Utility Enterprise and Water Utility Enterprise have all issued revenue obligations to fund capital improvements. See “DEBT STRUCTURE OF THE CITY—Outstanding Obligations.”

Special Assessment Bonds. Special improvement districts may be formed through a petition process or by order of the City Council acting on its own. The City issues special assessment bonds to construct improvements of every character in special improvement districts. The costs of such improvements are assessed upon the benefited property and assessment collections are used to pay the special assessment bonds. As described under the caption “CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING,” as a general rule, the contracting of multiple fiscal year financial obligations such as special assessment bonds requires electoral approval, either within the assessment district or on a City-wide basis.

The use of special improvement districts to finance the construction of masonry walls and sewer and street improvements is being supplemented by general improvement districts (“GID’s”) which are separate taxing entities with the power to levy property taxes within their boundaries and to issue general obligation limited tax bonds, whose boards of directors consist of the City Council. As of December 31, 2024, the GIDs have five outstanding issuances of general obligation bonds totaling \$2,025,000 in principal amount.

Short-term Borrowing. While State law, and the Charter, permit the City to incur short-term obligations for cash management purposes or in anticipation of the issuance of bonds, the City has not exercised these powers and does not contemplate doing so in the foreseeable future except for possible bond anticipation borrowings by its utility enterprise.

Lease Purchase Financing. The City has entered into lease-purchase financings for a variety of assets, including the Municipal Justice Center, the Aurora Municipal Center, recreational centers, fire stations and communications equipment, vehicles and other assets for the City’s police and fire departments. The City’s lease payments are subject to annual appropriation by the City Council and are therefore not treated as City indebtedness or multiple fiscal year financial obligations under the Charter or the State Constitution.

In addition to certificated public offerings including the outstanding Series 2015 Certificates, Series 2017 Certificates, Series 2017B Certificates, Series 2019 Certificates, Series 2020 Certificates, and the Series 2022 Certificates, the City has utilized the lease-purchase structure in private placement transactions with individual investor banks. Proceeds from these transactions were used to finance improvements to City buildings, and part of a program of financing heavy equipment and vehicles to maintain and augment the City’s fleet. As of December 31, 2024, the outstanding principal amount of these private placements was \$29,960,721.

Operating Leases. The City has entered into various operating leases, with options to purchase, for buildings, office and storage space and equipment. All operating leases are cancelable and must be re-appropriated annually. The future minimum lease payments for these leases were \$1,814,871 as of December 31, 2024.

Moral Obligations. In limited circumstances the City has, or expects to, provide contingent credit support (commonly referred to as its “moral obligation”) to obligations of the Aurora Urban Renewal Authority (“AURA”) and the Fitzsimons Redevelopment Authority (“FRA”). The moral obligation is typically given in the form of a resolution of the Council providing that, in the event that a debt service reserve fund for an AURA or FRA bond or note issue is depleted due to insufficient tax increment or tenant rent revenues, the City Manager, or other person responsible for the preparation of the budget, is required to prepare and submit to the Council a request for an appropriation of sufficient funds to replenish the debt service reserve fund to its required amount. While the obligation of the City Manager or other official to prepare such request is mandatory, the decision whether to appropriate the amount requested is solely within the discretion of the Council. As of the date of this Official Statement there is one moral obligation in existence for the benefit of the AURA. Previously, the City had a moral obligation to the FRA that expired on December 1, 2024.

AURA is a blended component unit of the City, formed by action of the City Council in 1981 pursuant to Part 1 of Article 25, Title 31, of the Colorado Revised Statutes. AURA has the power to undertake urban renewal projects within the City in designated urban renewal areas where City Council has determined the existence of blighted conditions.

The City has a moral obligation with AURA pertaining to a reserve fund in the amount of \$1,734,161 for a tax increment revenue loan in an aggregate principal amount not to exceed \$20,645,000 (the “AURA Fitzsimons Village Loan”) contracted by AURA in connection with the construction of a 249-room Hyatt hotel and 30,000 square foot City-owned conference center and a City-owned 506-space parking structure. See “THE CITY—Major Sources of Development and Economic Activity in the City and Surrounding Metropolitan Area—*Anschutz Medical Campus*.” The maximum annual replenishment amount with respect to the reserve fund would never exceed \$1,717,627 in any year. However, if a revenue shortfall with respect to debt service on the AURA Fitzsimons Village Loan occurs and persists for more than one year, it may be necessary for AURA to make multiple requests to the City for replenishment of the reserve fund.

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Outstanding Obligations

The following table sets forth information concerning the outstanding obligations of the City.

TABLE XXII
Outstanding Obligations as of December 31, 2024

Issue	Dated	Original Amount	Interest Rate	Maturity Date	Principal Outstanding
Revenue Bonds					
<i>Supported by Water Fund Revenues</i>					
First Lien Water Refunding Revenue Bond Series 2016	08/16/16	\$437,025,000	3.00%-5.00%	2046	\$137,380,000
First-Lien Water Revenue Bonds, Series 2021	05/27/21	122,760,000	2.25%	2051	122,760,000
First-Lien Water Revenue Refunding Bonds, Series 2021	09/09/21	265,230,000	0.488%-2.72%	2046	253,695,000
First-Lien Water Revenue Refunding Bonds, Series 2024	12/19/24	138,420,000	4.00%-5.00%	2054	<u>138,420,000</u>
Total Supported by Water Fund Revenues					<u>\$652,255,000</u>
<i>Supported by Wastewater Fund Revenues</i>					
First Lien Sewer Refunding Revenue Bonds, Series 2016	11/04/16	28,900,000	1.56%	2026	\$ 6,120,000
First Lien Sewer Revenue Bonds, Series 2018	12/12/18	30,000,000	1.23%-3.035%	2030	19,455,804
First-Lien Sewer Revenue Bonds, Series 2021	05/27/21	48,970,000	4.00%-5.00%	2051	48,970,000
First-Lien Sewer Revenue Bonds, Series 2023	2/23/23	43,780,000	4.00%-5.00%	2053	<u>43,780,000</u>
Total Supported by Wastewater Fund Revenues					<u>\$118,325,804</u>
Notes					
<i>Supported by Capital Impact Fees</i>					
E-470 Hogan Parkway Note	08/09/18	2,000,000	2.50%	2028	\$ 859,611
Total Supported by Special Assessments					<u>\$ 859,611</u>
Financed Purchase Agreements with Third Party					
<i>Supported by General Fund Revenues</i>					
Total Supported by Supported by General Fund Revenues	various	44,271,433	1.06%-3.83%	various	<u>\$ 29,960,721</u>
					<u>\$ 29,960,721</u>
Includable Entities					
<i>Supported by Lease Payments</i>					
ACLIC Certificates of Participation, Series 2015	05/28/15	24,340,000	3.50%-3.75%	2040	\$ 17,880,000
ACLIC Certificates of Participation, Series 2017	05/02/17	28,865,000	3.50%-5.00%	2042	23,540,000
ACLIC Certificates of Participation, Series 2017B	08/15/17	27,675,000	3.00%-5.00%	2037	20,650,000
ACLIC Refunding and Improvement Certificates of Participation, Series 2019	10/29/19	62,935,000	5.00%	2031	41,070,000
ACLIC Certificates of Participation, Series 2020	10/28/20	33,770,000	3.00%-4.00%	2045	30,300,000
ACLIC Certificates of Participation, Series 2022	9/7/22	31,975,000	4.00%-5.00%	2042	<u>29,990,000</u>
Total Supported by Lease Payments					<u>\$163,430,000</u>
<i>Supported by Tax Increment Revenues</i>					
NBH Capital Finance Refunding Note, 2022	10/6/22	20,645,000	4.06%	2039	\$ 18,990,000
Total Supported by Tax Increment Financing					<u>\$ 18,990,000</u>
<i>Supported by Property Tax Levies</i>					
GO Bonds, Series 2009 – Cherry Creek Fence GID	12/08/09	700,000	5.25%	2029	\$ 245,000
GO Bonds, Series 2010 – Peoria Park Fence GID	06/01/10	375,000	5.45%	2031	173,000
GO Bonds, Series 2010 – Meadow Hills Fence GID	09/16/10	520,000	4.99%	2031	220,000
GO Bonds, Series 2011 – Pier Point Sewer GID	10/31/11	2,600,000	4.38%	2031	1,170,000
GO Bonds, Series 2017 – Cobblewood Street Improvement GID	10/03/17	650,000	3.27%	2032	<u>217,000</u>
Total Supported by Property Tax Levies					<u>\$ 2,025,000</u>
TOTAL					<u>\$985,846,136</u>

Source: The City's 2024 Annual Financial Statements and the City

TABLE XXIII
Long Term Debt Schedule as of December 31, 2024 ¹

Fiscal Year	General Obligation Bonds Supported by GID Revenues ²		Certificates of Participation Supported by ACLC Lease Payments ²		Notes Supported by SID and AURA Revenues and Capital Impact Fees	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 260,000	\$ 91,611	\$ 10,000,000	\$ 7,089,494	\$ 1,152,010	\$ 792,484
2026	277,000	79,721	10,475,000	6,612,094	1,197,185	748,942
2027	289,000	67,055	10,980,000	6,111,794	1,237,489	703,647
2028	297,000	53,822	11,495,000	5,587,094	1,287,927	656,797
2029	319,000	40,228	12,050,000	5,037,494	1,105,000	607,985
2030-2034	583,000	40,155	46,900,000	17,249,419	6,245,000	2,328,816
2035-2039	--	--	36,890,000	9,048,169	7,625,000	953,491
2040-2044	--	--	22,700,000	2,274,888	--	--
2045	--	--	<u>1,940,000</u>	<u>58,200</u>	--	--
Total	<u>\$2,025,000</u>	<u>\$372,591</u>	<u>\$163,430,000</u>	<u>\$59,068,646</u>	<u>\$19,849,611</u>	<u>\$6,792,162</u>
Fiscal Year	Financed Purchase Agreements Supported by General Fund Revenues		Revenue Bonds Supported by Water Revenues		Revenue Bonds Supported by Wastewater Revenues	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 5,483,806	\$ 791,091	\$ 19,540,000	\$ 17,897,803	\$ 6,166,403	\$ 4,240,430
2026	5,346,163	698,596	17,825,000	19,614,496	6,259,998	4,149,499
2027	4,895,510	558,419	17,970,000	18,911,648	3,219,257	4,057,124
2028	5,030,671	424,443	18,725,000	18,155,003	3,264,192	4,012,200
2029	3,940,741	286,205	19,515,000	17,356,580	3,309,815	3,966,587
2030-2034	5,263,830	215,242	105,140,000	77,884,940	13,766,139	18,664,275
2035-2039	--	--	118,670,000	63,448,640	15,930,000	15,512,000
2040-2044	--	--	119,735,000	44,457,829	19,650,000	11,787,500
2045-2049	--	--	131,955,000	25,352,320	23,935,000	7,512,200
2050-2054	--	--	<u>83,180,000</u>	<u>6,809,338</u>	<u>22,825,000</u>	<u>2,327,200</u>
Total	<u>\$29,960,721</u>	<u>\$2,973,996</u>	<u>\$652,255,000</u>	<u>\$309,888,597</u>	<u>\$118,325,804</u>	<u>\$76,229,015</u>

¹ Excludes certain capitalized lease obligations and long term interfund payables.

² These obligations are not debt of the City for State law purposes but are capitalized for financial reporting purposes.

Source: The City's 2024 Annual Financial Statements and the City

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TABLE XXIV
Direct and Overlapping Governmental Obligations as of December 31, 2024

Jurisdiction	Debt Outstanding	Estimated Percentage Applicable ¹	Estimated Share of Overlapping Debt
DIRECT:			
City of Aurora ²	\$241,006,150	100.00%	<u>\$241,006,150</u>
OVERLAPPING			
<i>Debt repaid with property taxes</i>			
Adams-Arapahoe School District 28J			
General Obligation Bonds ³	125,336,401	100.00	125,336,401
Cherry Creek School District No. 5			
General Obligation Bonds ³	862,810,000	38.36	330,973,916
Arapahoe County			
General Obligation Bonds ³	6,377,451	36.20	<u>2,308,637</u>
Total Overlapping Debt			<u>458,618,954</u>
Total Direct and Overlapping Debt			<u>\$699,625,104</u>

¹ For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

² Includes all governmental activities debt of the City, such as general obligation bonds, revenue bonds, certificates of participation, special assessments and capital leases, net of unamortized premium.

³ General obligation debt outstanding is the net of general obligation debt less any monies reserved for the retiring of these general obligation bonds, such as sinking funds or debt service reserve funds. Does not include General Improvement Districts (GIDs) outstanding debt.

Source: The City's 2024 Annual Financial Statements

Legal Debt Margin

The City Charter imposes a limit upon general obligation debt, other than debt issued for water purposes, of 3% of the assessed value for general property tax purposes of the taxable property in the City as shown by the last preceding assessment for tax purposes. Because of the limitations on issuance of additional debt described under the caption "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING," most, if not all, obligations which could be incurred within the legal debt margin would require voter approval. When such voter approval is sought, the City typically also requests that the debt which is approved also be exempted from the Charter debt limit. Consequently, the legal debt margin has little practical effect on the City's ability to issue voter-approved general obligation debt.

CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING

At the general election held November 3, 1992, the voters of the State approved a constitutional amendment ("TABOR") limiting the ability of the State and local governments such as the City to increase revenues, debt and spending and restricting property, income and other taxes. Generally, TABOR limits the percentage increases in spending and property tax revenues to the prior year's amounts, adjusted for inflation, local growth and voter approved changes, requires the maintenance of certain reserves, and prohibits the imposition of new real estate transfer taxes. In addition, TABOR requires that the State and local governments obtain voter approval for certain tax or tax rate increases or to keep or spend revenues received in excess of TABOR limits, and to create any "multiple fiscal year direct or indirect debt or other financial obligation whatsoever without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years," except for refinancing debt at a lower interest rate or adding new

employees to existing pension plans. City Charter amendments approved by voters in 1999 and 2000 limited the rate of property taxes imposed in the City, but also excluded most categories of City revenue, including City fees for services, from the TABOR fiscal year spending limit.

Many of the provisions of TABOR are ambiguous and will continue to require judicial interpretation. There is no assurance that the application of TABOR, particularly during periods of reduced economic activity, will not adversely affect the operations or financial condition of the City.

TABOR excepts from its restrictions the borrowings and fiscal operations of “enterprises,” which term is defined to include government owned businesses authorized to issue their own revenue bonds and receiving under 10% of their revenues in grants from all Colorado State and local governments combined. In a 1995 decision the Colorado Supreme Court held that a governmental entity with taxing power was not itself an “enterprise.” Aurora Water is authorized to issue revenue bonds in its own name, has no taxing power and receives no material portion of its revenues as grants from governmental sources. The City therefore treats, and expects to continue to treat, Aurora Water as an “enterprise” within the meaning of TABOR. Such continued treatment would depend upon conditions which may or may not exist in the future. Accordingly, the actual treatment of Aurora Water under TABOR may vary and such variations may be material. A failure by Aurora Water to qualify as a TABOR enterprise in a future year would potentially cause its revenues to be counted against the City’s TABOR fiscal year spending limits, although the Charter amendments described above under this caption would tend to mitigate any adverse effect of such a failure. See “GENERAL FINANCIAL INFORMATION CONCERNING THE CITY—Management’s Discussion and Analysis of Trends in Operations of the General Fund.”

MUNICIPAL ADVISOR

Hilltop Securities Inc., Denver, Colorado is serving as Municipal Advisor to the City with respect to the sale of the Series 2025 Certificates. The Municipal Advisor has assisted in the preparation of this Official Statement and in other matters relating to the planning, structuring, rating and issuance of the Series 2025 Certificates. The Municipal Advisor has not undertaken either to make an independent verification of or to assume responsibility for the accuracy or completeness of the information contained in the Official Statement and the appendices hereto.

RATING

Moody’s Ratings (“Moody’s”) has assigned the rating indicated on the cover of this Official Statement to the Series 2025 Certificates. Such rating reflects only the views of the rating agency and any desired explanation of the significance of such rating should be obtained from the rating agency furnishing the same. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such rating will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency if, in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Series 2025 Certificates.

LITIGATION

There is no litigation now pending or, to the knowledge of the City officials responsible for the execution and performance of the Lease and the other transactions described in this Official Statement, threatened which questions the validity of the Lease, the Series 2025 Certificates or of any proceedings of the City taken with respect to the execution, delivery and performance or sale thereof or that would, if determined adversely to the City, have a material effect on the financial condition of the City.

TAX MATTERS

General Matters

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, the portion of the Base Rentals allocable to the Certificates paid by the City which is designated and paid as interest, as provided in the Lease and received by the Owners of the Certificates (the “Interest Portion”), is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinion described above assumes the accuracy of certain representations and compliance by the City and the Trustee with covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Certificates. Failure to comply with such covenants could cause the Interest Portion to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Certificates. The City and the Trustee have covenanted to comply with such requirements. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Certificates. The Interest Portion may affect the federal alternative minimum tax imposed on certain corporations.

The accrual or receipt of interest on the Certificates may otherwise affect the federal income tax liability of the owners of the Certificates. The extent of these other tax consequences will depend upon such owners’ particular tax status and other items of income or deduction. Bond Counsel has expressed no opinion regarding any such consequences.

Purchasers of the Certificates, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America, and certain corporations subject to the alternative minimum tax imposed on corporations), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the Certificates.

Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent the Interest Portion is excludable from gross income for federal income tax purposes, such Interest Portion is excludable from gross income for Colorado income tax purposes and from the calculation of Colorado alternative minimum taxable income. Bond Counsel has expressed no opinion regarding other tax consequences arising with respect to the Certificates under the laws of the State or any other state or jurisdiction.

Original Issue Discount

The Certificates that have an original yield above their respective interest rates, as shown on the cover page of this Official Statement (collectively, the “Discount Certificates”), are being sold at an original issue discount. The difference between the initial public offering prices of such Discount Certificates and their stated amounts to be paid at maturity (excluding “qualified stated interest” within the meaning of Section 1.1273-1 of the Treasury Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Certificate is added to the cost basis of the owner of the certificate in determining, for federal income tax purposes, gain or loss upon disposition of such Discount Certificate (including its sale, redemption or payment at maturity). Amounts received on disposition of such Discount Certificate that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Certificate, on days that are determined by reference to the maturity date of such Discount Certificate. The amount treated as original issue discount on such Discount Certificate for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for such Discount Certificate (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discount Certificate at the beginning of the particular accrual period if held by the original purchaser, less (b) the amount of any interest payable for such Discount Certificate during the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on such Discount Certificate the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If such Discount Certificate is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

Owners of Discount Certificates should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Certificate. Subsequent purchasers of Discount Certificates that purchase such certificates for a price that is higher or lower than the “adjusted issue price” of the certificates at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Original Issue Premium

The Certificates that have an original yield below their respective interest rates, as shown on the cover page of this Official Statement (collectively, the “Premium Certificates”), are being sold at a premium. An amount equal to the excess of the issue price of a Premium Certificate over its stated redemption price at maturity constitutes premium on such Premium Certificate. A purchaser of a Premium Certificate must amortize any premium over such Premium Certificate’s term using constant yield principles, based on the purchaser’s yield to maturity (or, in the case of Premium Certificates callable prior to their maturity, generally by amortizing the premium to the call date, based on the purchaser’s yield to the call date and giving effect to any call premium). As premium is amortized, the amount of the amortization offsets a corresponding amount of interest for the period, and the purchaser’s basis in such Premium Certificate is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Certificate prior to its maturity. Even though the purchaser’s basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Certificates should consult their tax advisors with respect to the determination and treatment of premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Certificate.

Backup Withholding

An owner of a Certificate may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Certificates if such owner fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this heading "TAX MATTERS" or adversely affect the market value of the Certificates. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds or certificates issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Certificates. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Certificates or the market value thereof would be impacted thereby. Purchasers of the Certificates should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Certificates, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE CERTIFICATES ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE CERTIFICATES AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE CERTIFICATES.

UNDERWRITING

The underwriter named on the cover page hereof (the "Underwriter") has agreed to purchase the Series 2025 Certificates from the City at a purchase price of \$_____, which amount is equal to the principal amount thereof (\$_____), plus a net premium in the amount of \$_____ less an underwriting discount of \$_____. The City's obligation to deliver, and the Underwriter's obligation to accept, the Series 2025 Certificates are subject to various conditions contained in the certificate purchase agreement relating to the Series 2025 Certificates. The Underwriter has initially offered the Certificates at the prices or yields set forth on the cover page of this Official Statement, plus accrued interest from the date of the Certificates. Such prices or yields, as the case may be, may subsequently change without any requirement of prior notice. The Underwriter reserves the right to join with dealers and other investment banking firms in offering the Certificates.

The Underwriter and its affiliates comprise a full-service financial institution engaged in activities which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. The Underwriter and its affiliates may have provided, and may in the future provide, a variety of these services to the City and to persons and entities with relationships with the City, for which they received or will receive customary fees and expenses.

In the ordinary course of these business activities, the Underwriter and its affiliates may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the City (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the City.

The Underwriter and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire such assets, securities and instruments. Such investment and securities activities may involve securities and instruments of the City.

LEGAL MATTERS

Legal matters incident to the authorization and issuance of the Series 2025 Certificates are subject to approval by Kutak Rock LLP, Bond Counsel, whose opinion is expected to be delivered in substantially the form set forth in APPENDIX A hereto. In addition to acting as Bond Counsel, Kutak Rock LLP has also been retained to advise the City concerning, and has assisted in, the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney.

FINANCIAL STATEMENTS

The financial statements of the City as of December 31, 2024 and for the year then ended, included in APPENDIX C to this Official Statement, have been audited by Forvis Mazars, LLP, independent auditors, Denver, Colorado, as stated in their report appearing therein. The City did not request that Forvis Mazars, LLP perform any updating procedures subsequent to the date of its audit report on the December 31, 2024 financial statements.

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MISCELLANEOUS

Any statements made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representation is made that any such estimates will be realized. This Official Statement is not to be construed as a contract between the City and any person.

The execution and delivery of this Official Statement have been duly authorized by the City.

By /s/
Mayor
City of Aurora, Colorado

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APPENDIX A

PROPOSED FORM OF OPINION OF KUTAK ROCK LLP, BOND COUNSEL

\$26,525,000 *

Certificates of Participation, Series 2025 (Animal Shelter Project)

Evidencing Proportionate Undivided Interests in the Right to Receive Certain Revenues Pursuant to a Lease Purchase Agreement Between Aurora Capital Leasing Corporation and the City of Aurora, Colorado

Ladies and Gentlemen:

We have acted as bond counsel to the City of Aurora, Colorado (the “City”) in connection with the execution and delivery of the Lease Purchase Agreement (the “Lease”) dated as of September 1, 2025, and the execution and delivery of the captioned certificates of participation (the “Series 2025 Certificates”). The Series 2025 Certificates are executed and delivered pursuant to a Trust Indenture dated as of September 1, 2025 (the “Indenture”) between Aurora Capital Leasing Corporation (“ACLC”) and UMB Bank, n.a., as trustee (the “Trustee”). The Certificates evidence undivided interests in the right to receive certain revenues payable by the City under the Lease. Capitalized terms used but not defined herein have the meanings assigned to them in the Indenture and the Lease.

We have examined the Constitution and the laws of the State of Colorado; the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations, rulings and judicial decisions relevant to the opinion set forth in paragraph 4 below; and such certified proceedings, certificates, documents, opinions and other papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certificates of public officials and others furnished to us without undertaking to verify the same by independent investigation. We have assumed the due authorization, execution and delivery of the Indenture and the Series 2025 Certificates by the Trustee and the correctness of the legal conclusions stated in the legal opinions contained in the certified proceedings.

Based upon the foregoing, we are of the opinion, as of the date hereof and under existing law, that:

1. The City is duly organized and existing as a home rule City under the laws of the State of Colorado, with full power to execute and deliver and perform its obligations under the Lease.
2. The Lease has been duly authorized, executed and delivered by the City, and, assuming its due execution by ACLC, constitutes the valid and legally binding obligation of the City, enforceable against the City in accordance with its terms.
3. The Series 2025 Certificates evidence legal, valid and binding assignments of undivided interests in the right to receive payments, as provided in the Series 2025 Certificates and the Indenture, from Base Rentals payable by the City under the Lease, which payments include portions designated and paid as interest and principal, as provided in the Lease.
4. Under existing statutes, regulations, rulings and judicial decisions, the portion of the Base Rentals paid by the City which is designated and paid as interest, as provided in the Lease, and received by

* Preliminary; subject to change.

the owners of the Series 2025 Certificates (the “Interest Portion”), is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinions set forth in the preceding sentence assume compliance by the City with certain requirements of the Code that must be met subsequent to the issuance of the Series 2025 Certificates. Failure to comply with such requirements could cause such interest to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Series 2025 Certificates. The Interest Portion may affect the federal alternative minimum tax imposed on certain corporations. The City has covenanted in the Lease and the Tax Compliance Certificate executed and delivered in connection with the issuance of the Series 2025 Certificates to comply with such requirements. We express no opinion regarding other federal tax consequences arising with respect to the Series 2025 Certificates, and we express no opinion as to the effect of any termination of the City’s obligations under the Lease upon the treatment for federal income tax purposes of any moneys received by the Owners of the Series 2025 Certificates subsequent to such termination.

5. Under existing State of Colorado statutes, to the extent excludable from gross income for federal income tax purposes, the Interest Portion is excludable from gross income for State of Colorado income tax purposes, and from the calculation of Colorado alternative minimum taxable income. We express no opinion regarding other tax consequences arising with respect to the Series 2025 Certificates under the laws of the State of Colorado or any other state or jurisdiction, and we express no opinion as to the effect of any termination of the City’s obligations under the Lease, under certain circumstances as provided in the Lease, upon the treatment for State of Colorado income tax purposes of any moneys received by the Owners of the Series 2025 Certificates subsequent to such termination.

The rights of the Owners of the Series 2025 Certificates and the enforceability of the Series 2025 Certificates and the Lease may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights generally, by equitable principles, whether considered at law or in equity, by the exercise by the State of Colorado and its governmental bodies of the police power inherent in the sovereignty of the State of Colorado and by the exercise by the United States of America of the powers delegated to it by the Constitution of the United States of America.

This opinion is limited to the matters specifically set forth above and we offer no other opinion or advice as to any other aspect of the transaction described herein. In particular, but without limitation, we offer no opinion or advice herein as to the enforceability of the Indenture or the Series 2025 Certificates against the Trustee; legal title to the Leased Property; the priority of the lien of the Indenture; the creditworthiness or financial condition of the City or ACLC; the accuracy or completeness of the statements made in connection with the offer and sale of the Series 2025 Certificates; or the ability of the City to apply amounts on deposit in any particular fund or account of the City for the purpose of making payments under the Lease.

This opinion is based solely on the Constitution and laws of the State of Colorado, the provisions of the Code and the regulations, rulings and judicial decisions relevant to the opinion set forth in numbered paragraph 4 above, the other items described in the second unnumbered paragraph hereof and the assumptions set forth herein; and we have no obligation to update or supplement this opinion with respect to changes in any of such items or with respect to other events or circumstances occurring after the date hereof.

Very truly yours,

APPENDIX B

SUMMARIES OF CERTAIN PROVISIONS OF LEGAL DOCUMENTS

DEFINITIONS

The following capitalized terms will have the following meanings in this Appendix:

“*ACLC*” means Aurora Capital Leasing Corporation or any successor thereto.

“*ACLC Representative*” means the Treasurer or any officer of ACLC; and any other person or persons designated to act on behalf of ACLC under the Lease by a written certificate furnished to the City and the Trustee containing the specimen signature of such person and signed on behalf of ACLC by any officer of ACLC. The identity of ACLC Representative may be changed by ACLC from time to time by furnishing a new certificate to the City and the Trustee.

“*Additional Certificates*” means any Certificates issued after the issuance of the Series 2025 Certificates as described in the Indenture.

“*Additional Rentals*” means the costs and expenses incurred by the City in performing its obligations under the Lease with respect to the Leased Property, the Lease, the Indenture, the Series 2025 Certificates and any matter related thereto; the costs and expenses incurred by the City in paying the reasonable expenses of ACLC and the reasonable fees and expenses of the Trustee; all amounts paid by the City to the Trustee to fund the Rebate Fund as specified in the Lease; and all other costs and expenses incurred by the City in connection with the foregoing; provided, however, that Additional Rentals do not include the Base Rentals or the Purchase Option Price.

“*Base Rental Payment Date*” means one of the dates in the “Base Rental Payment Date” column in Exhibit B to the Lease, as from time to time amended or supplemented.

“*Base Rentals*” means the payments by the City as described under the caption “THE SERIES 2025 CERTIFICATES—Security—*Base Rentals*” in the body of the Official Statement, for and in consideration of the right to use the Leased Property during the Lease Term.

“*Bond Counsel*” means (a) as of the date of issuance of the Series 2025 Certificates, Kutak Rock LLP, and (b) as of any other date, Kutak Rock LLP or such other attorneys selected by ACLC with nationally recognized expertise in the issuance of municipal securities.

“*Business Day*” means any day other than a Saturday, a Sunday or a day on which banks in New York, New York or Denver, Colorado are authorized by law to remain closed.

“*Certificates*” means the Series 2025 Certificates described in the body of this Official Statement and any Additional Certificates.

“*City*” means the City of Aurora, Colorado.

“*City Representative*” means any officer of the City Council of the City, the Finance Director of the City or any other person or persons designated to act on behalf of the City for the purposes of performing any act under the Lease and the Indenture by a written certificate furnished to ACLC and the Trustee containing the specimen signature of such person and signed on behalf of the City by any officer of the City Council of the City. The identity of the City Representative may be changed by the City from time to time by furnishing a new certificate to ACLC and the Trustee.

“*Code*” means the Internal Revenue Code of 1986, as amended, and regulations thereunder.

“*Completion Date*” means the first date on which the Project may be declared completed, as evidenced by a certificate delivered to the Trustee by the City.

“*Costs*” or “*Costs of the Project*” means all costs and expenses to be incurred by ACLC (or the City on its behalf), and the reimbursement to the City for all costs and expenses incurred by the City prior to the Completion Date with respect to the Project (except as otherwise provided below), including, without limitation:

- (a) costs of acquiring any portion of the Leased Property and making any necessary or incidental improvements thereto;
- (b) obligations incurred or assumed for labor, materials and equipment in connection with the Project;
- (c) the cost of performance and payment bonds and of insurance of all kinds (including, without limitation, title and liability insurance) that may be necessary or appropriate in connection with the Project;
- (d) the costs of engineering, architectural and other professional and technical services, including obligations incurred or assumed for preliminary design and development work, test borings, surveys, estimates, plans and specifications in connection with the Project;
- (e) administrative costs related to the Project incurred prior to the respective Completion Date, including supervision of the acquisition of any portion of the Leased Property, the relocation of current tenants and demolition of certain structures thereon, the performance of all of the other duties required by or consequent upon the Project, including, without limitation, costs of preparing and securing all Project documents, architectural, engineering and other professional and technical fees, legal fees and expenses, appraisal fees, independent inspection fees, auditing fees and advertising expenses in connection with the Project;
- (f) all costs which are required to be paid under the terms of any Project contract;
- (g) all costs which are considered to be a part of the costs of the Project in accordance with generally accepted accounting principles;
- (h) interest on the Series 2025 Certificates issued to finance the Project through the Completion Date, to the extent the moneys in the Certificate Fund are not sufficient to pay such interest;
- (i) the actual costs incurred in acquiring any property, performing demolition, site preparation and infill, or relocation costs for which moneys are transferred pursuant to the Indenture; and

(j) any and all other costs necessary to effect the Project or to acquire or complete the Project to the extent the same are permitted by the laws of the State and will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Series 2025 Certificates.

“Costs of Issuance” means administrative costs of issuance of any Certificates, including the initial compensation and expenses of the Trustee, any fees and expenses of any underwriter or financial advisor that provides services in connection with the issuance of any Certificates, any fees or expenses of ACLC prior to the Completion Date, legal fees and expenses, costs of immediately available funds, costs of publication, printing and engraving, accountants’ fees and recording and filing fees.

“Costs of Issuance Fund” means the fund described in “INDENTURE—Cost of Issuance Fund” in this Appendix.

“Debt Service Fund” means the special fund designated the “Aurora Certificates of Participation Debt Service Fund, Series 2025” created by the Indenture.

“Defeasance Securities” means Permitted Investments which are (a) cash that is insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with obligations described in clause (b) of this definition; or (b) certificates or interest-bearing notes or obligations of the United States, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest.

“Event of Nonappropriation” means an event that is deemed to occur: (i) on December 31 of any Fiscal Year if the City has, on such date, failed, for any reason, to appropriate sufficient amounts authorized and directed to be used to pay all Base Rentals scheduled to be paid and all Additional Rentals estimated to be payable in the next ensuing Fiscal Year; or (ii) as otherwise provided in the Lease.

“Fiscal Year” means the City’s fiscal year, which begins on January 1 of each year and ends on December 31 of each year.

“Force Majeure” means any event that is not within the control of the City, including without limitation, acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials or any civil or military authority; insurrection; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; or breakages or accidents affecting machinery, transmission pipes or canals.

“Indenture” means the Mortgage and Indenture of Trust by and between ACLC and the Trustee dated as of September 1, 2025 and any amendment or supplement thereto.

“Independent Counsel” means an attorney duly admitted to the practice of law before the highest court in the State and who is not an employee of ACLC, the City or the Trustee.

“Initial Purchaser” means (a) with respect to the Series 2025 Certificates, Stifel, Nicolaus & Company, Incorporated, and (b) with respect to any Additional Certificates, the purchasers designated as such in any Supplemental Indenture.

“Initial Term” means the period commencing on the date the Series 2025 Certificates are issued and ending on December 31, 2025.

“*Interest Payment Date*” means June 1 and December 1 of each year, (a) beginning on December 1, 2025 with respect to the Series 2025 Certificates and (b) beginning on the June 1 or December 1 specified in the Supplemental Indenture entered into in connection with such Certificates with respect to any Additional Certificates.

“*Lease*” means the Lease Purchase Agreement dated as of September 1, 2025 between ACLC and the City and any amendment or supplement thereto.

“*Lease Term*” means the Initial Term and each Renewal Term.

“*Leased Property*” means the Site Leased Property and any improvements thereto, whether existing now or in the future.

“*Moody’s*” means Moody’s Ratings, and its successors and assigns.

“*Net Proceeds*” means (a) the gross proceeds received from any event referred to in “LEASE—Damage to, Condemnation of, Material Defect in or Loss of Title to Leased Property” in this Appendix, minus (b) all expenses incurred in the collection of such gross proceeds.

“*Operations Center*” means the operations center of the Trustee in Kansas City, Missouri.

“*Opinion of Counsel*” means a written opinion of legal counsel, who may be counsel to the Trustee or ACLC.

“*Outstanding*” means all Certificates which have been executed and delivered, except:

(a) Certificates canceled or which have been surrendered to the Trustee for cancellation;

(b) Mutilated, lost, stolen or destroyed certificates in lieu of which other Certificates have been executed as specified in the Indenture;

(c) Certificates which have been redeemed as provided in the Indenture (including Certificates redeemed on payment of an amount less than the outstanding principal thereof and accrued interest thereon to the redemption date as provided in the Indenture);

(d) Certificates which are due and for which the Trustee holds funds for the benefit of the Owner thereof as described in “INDENTURE—Moneys to be Held in Trust” in this Appendix; and

(e) Certificates which are otherwise deemed discharged as described in “INDENTURE—Discharge of Indenture” in this Appendix.

“*Owner*” of a Certificate means the registered owner of any Certificate as shown in the registration records of the Trustee.

“*Permitted Encumbrances*” means the Permitted Encumbrances identified in the Site Lease as well as, as of any particular time, (a) liens for taxes and assessments not then delinquent, or liens which may remain unpaid as described in “LEASE-Limitations on Disposition of and Encumbrances on Leased Property” in this Appendix; (b) the Lease and the Indenture; (c) easements, licenses, rights-of-way, rights and privileges, restrictions and exceptions which the City Representative certifies will not materially

adversely affect the value, or interfere with or impair the effective use or operation, of the Leased Property, including easements granted as described in “LEASE-Granting of Easements” in this Appendix; (d) any financing statements filed to perfect security interests granted pursuant to the Lease or granted by ACLC to the Trustee; (e) any encumbrance represented by financing statements filed to perfect purchase money security interests in any portion of or all or all of the Leased Property; (f) any applicable zoning requirements; and (g) such minor defects, irregularities, encumbrances and clouds on title as normally exist with respect to property of the general character of the Leased Property and as do not, in the opinion of ACLC, materially impair title to the Leased Property.

“*Permitted Investments*” means any security or other obligation that is a legal investment of funds of the City under State law and the investment policy of the City, as amended from time to time and posted on the City’s official website.

“*Person*” means any natural person, firm, corporation, partnership, limited liability company, state, political subdivision of any state, other public body or other organization or association.

“*Project*” means the design and construction of an animal shelter and related infrastructure.

“*Purchase Option Price*” means the amount that the City must pay to purchase the interest of ACLC in the Leased Property as described in “LEASE—City’s Purchase Option” in this Appendix.

“*Rebate Fund*” means the special fund described in “INDENTURE—Rebate Fund” in this Appendix.

“*Renewal Term*” means the 12-month period, commencing on January 1 of each year and ending on December 31 of such year, in which the City renews the Lease Term.

“*Scheduled Lease Term*” means the period from the commencement of the Lease Term through the termination or expiration date as specified in the Lease.

“*Site Lease*” means the Site Lease dated as of September 1, 2025 between the City, as lessor, and ACLC, as lessor, and any amendment or supplement thereto.

“*Site Leased Property*” means the real property described in Exhibit A to the Site Lease.

“*State*” means the State of Colorado.

“*Supplemental Indenture*” means any indenture supplementing or amending the Indenture that is adopted as described in “INDENTURE—Supplemental Indentures Not Requiring Consent of Owners” or “—Supplemental Indentures Requiring Consent of Owners” in this Appendix.

“*Trust Estate*” means the property mortgaged, pledged and assigned to the Trustee pursuant to the granting clauses of the Indenture, and does not include the Rebate Fund or any escrow accounts established pursuant to the defeasance provisions of the Indenture.

“*Trustee*” means UMB Bank, n.a., or any successor thereto, in its capacity as Trustee under the Indenture, or any successor trustee under the Indenture.

“Trustee Representative” means the officer of the Trustee who executes the Indenture on behalf of the Trustee; any other person or persons designated to act on behalf of the Trustee under the Indenture or the Lease by a written certificate furnished to the City and ACLC by any officer of the Trustee. The identity of the Trustee Representative may be changed by the Trustee from time to time by furnishing a new certificate to the City and ACLC.

INDENTURE

Debt Service Fund

There is created and established with the Trustee a special fund designated the “Aurora Certificates of Participation Debt Service Fund, Series 2025” (the “Debt Service Fund”). The Trustee must establish an interest account (the “Interest Account”) and a principal account (the “Principal Account”) within the Debt Service Fund.

There is to be deposited into the Interest Account of the Debt Service Fund (i) all accrued interest and capitalized interest received at the time of the issuance of the Series 2025 Certificates; (ii) that portion of each payment of Base Rentals made by the City which is designated and paid as the interest component thereof under Exhibit B to the Lease; (iii) any moneys transferred to the Interest Account of the Debt Service Fund from the Costs of Issuance Fund pursuant to the Indenture; and (iv) all other moneys received by the Trustee under the Indenture accompanied by directions that such moneys are to be deposited into the Interest Account of the Debt Service Fund.

There is to be deposited into the Principal Account of the Debt Service Fund (i) that portion of each payment of Base Rentals made by the City which is designated and paid as the principal component thereof under Exhibit B to the Lease, as it may be amended; (ii) any moneys transferred to the Principal Account of the Debt Service Fund from the Costs of Issuance Fund pursuant to the Indenture; and (iii) all other moneys received by the Trustee under the Indenture accompanied by directions that such moneys are to be deposited into the Principal Account of the Debt Service Fund.

Costs of Issuance Fund

There is created and established with the Trustee a special fund designated the “Costs of Issuance Fund” into which there is to be deposited or transferred to the City the amount set forth in Indenture from proceeds of the Series 2025 Certificates. Funds deposited into the Costs of Issuance Fund are to be disbursed by the Trustee to pay the costs of execution and delivery of the Series 2025 Certificates as directed by the City or otherwise paid directly by the City. The Trustee may rely conclusively on any such direction and is not be required to make any independent investigation in connection therewith. Upon the earlier of September 31, 2025 or receipt by the Trustee of a written notice of the City that the remaining moneys in the Costs of Issuance Fund are not needed to pay the costs of execution and delivery of the Series 2025 Certificates the Trustee is to transfer such remaining amounts to the Interest Account of the Debt Service Fund and the Costs of Issuance Fund is to be closed without further direction.

Project Fund

There is created and established with the Trustee a special fund designated the “Aurora Certificates of Participation, Series 2025, Project Fund” (the “Project Fund”). The City may establish such additional accounts within the Project Fund or such subaccounts within the Project Fund as may be necessary or desirable. Neither the Trustee nor the Owners of the Series 2025 Certificates have any interest in the Project Fund.

Simultaneously with the delivery of the Series 2025 Certificates, the Trustee is to transfer into the Project Fund proceeds from the sale of the Series 2025 Certificates as provided in the Indenture. Amounts in the Project Fund may be invested in Permitted Investments in accordance with the Indenture, and the income therefrom shall remain in the Project Fund to pay the Costs of the Project or be deposited in the Debt Service Fund.

Moneys to be Held in Trust

The Debt Service Fund, the Costs of Issuance Fund, the Rebate Fund and any other fund or account created under the Indenture will be held by the Trustee, for the benefit of the Owners as specified in the Indenture, subject to the terms of the Indenture, the Lease and the Site Lease. Any escrow account established as described in “INDENTURE—Discharge of Indenture” in this Appendix will be held for the benefit of the Owners of the Series 2025 Certificates to be paid therefrom as provided in the applicable escrow agreement.

Repayment to the City from the Trustee

After payment in full of the principal of and interest on the Series 2025 Certificates, all rebate payments due to the United States of America, the fees and expenses of the Trustee and ACLC and all other amounts required to be paid under the Indenture, any remaining amounts held by the Trustee pursuant to the Indenture will be paid to the City.

Investment of Moneys

All moneys held as part of any other fund, account or subaccount created under the Indenture are, subject to restrictions described in “INDENTURE—Tax Covenant” in this Appendix, to be deposited or invested and reinvested by the Trustee, at the written direction of ACLC, in Permitted Investments; provided, however, that the Trustee is to make no deposits or investments of any moneys in any fund or account created under the Indenture which interferes with or prevents withdrawals for payment of the Series 2025 Certificates, or interest thereon. Any and all such deposits or investments will be held by or under the control of the Trustee. The Trustee may make any and all such deposits or investments through its own investment department or that of its affiliates or subsidiaries, and may charge its ordinary and customary fees for such trades, including cash sweep account fees. In computing the amount in any fund or account created under the Indenture for any purpose thereunder, investments will be valued at cost (exclusive of accrued interest) or par, whichever is less.

The Trustee is specifically authorized to implement its automated cash investments system to assure that cash on hand is invested and to charge reasonable cash management fees, which may be deducted from income earned on investments. Unless otherwise confirmed or directed in writing, an account statement delivered periodically by the Trustee to ACLC that the investment transactions identified therein accurately reflect the investment directions given to the Trustee by ACLC, unless ACLC notifies the Trustee in writing to the contrary within thirty (30) days of the date of such statement. The Trustee is to, without further direction from ACLC, sell such qualified investments as and when required to make any payment for the purpose for which such investments are held.

Maintenance of Existence; Performance of Obligations

ACLC will at all times maintain its corporate existence and will use its best efforts to maintain, preserve and renew all the rights and powers provided to it under its articles of incorporation and bylaws, action of its board of directors and applicable law; provided, however, that the covenant described under this caption will not prevent the assumption, by operation of law or otherwise, by any Person of the rights

and obligations of ACLC under the Indenture, but only if and to the extent such assumption does not materially impair the rights of the Owners of any Outstanding Certificates.

ACLC will do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of ACLC under the provisions of the Indenture, the Lease, any other instrument or other arrangement to which it is a party that benefits the Owners of any Outstanding Certificates and that complies with any Requirement of Law.

Tax Covenant

ACLC will not take any action or omit to take any action with respect to the Series 2025 Certificates, the proceeds of the Series 2025 Certificates, the Trust Estate, the Leased Property or any other funds or property of ACLC and it will not permit any other Person to take any action or omit to take any action with respect to the Trust Estate or the Leased Property or the use thereof if such action or omission would cause interest on any of the Series 2025 Certificates to be included in gross income for federal income tax purposes or to be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations (except, with respect to corporations, as such interest is required to be taken into account in determining “adjusted net book earnings” for the purpose of computing the alternative minimum tax imposed on such corporations). In furtherance of the covenant described under this caption, ACLC agrees to comply with the procedures set forth in the Tax Compliance Certificate delivered in connection with the issuance of the Series 2025 Certificates and the provisions of any similar certificate or instrument delivered in connection with the issuance of any Additional Certificates. The covenants described under this caption will remain in full force and effect notwithstanding the payment in full or defeasance of the Series 2025 Certificates until the date on which all obligations in fulfilling such covenants have been met. The covenants described under this caption will not, however, apply to any series of Certificates if, at the time of issuance, ACLC intends that the interest on such series of Certificates is intended to be subject to federal income tax.

Sale or Encumbrance of Leased Property

As long as there are any Outstanding Certificates, and except as otherwise permitted by the Indenture and except as the Lease otherwise specifically requires, ACLC will not sell or otherwise dispose of any of its interest in the Leased Property unless it determines that such sale or other disposal will not materially adversely affect the rights of the Owners of the Certificate.

Event of Default

Any of the following constitute an “Event of Default” under the Indenture: default in the payment of the principal of any Certificate when the same becomes due and payable, whether at the stated maturity thereof or upon proceedings for redemption; default in the payment of any installment of interest on any Certificate when the same becomes due and payable; the occurrence of an Event of Nonappropriation or an Event of Default under the Lease; or failure by ACLC to cure any noncompliance with any other provision of the Indenture within thirty (30) days after receiving notice of such noncompliance.

Remedies on Default

Upon the occurrence of an Event of Default described in “THE INDENTURE-Defaults and Remedies”, the Trustee, as assignee of the rights of ACLC under the Lease may, or at the request of the Owners of a majority in aggregate principal amount of the Series 2025 Certificates then Outstanding and upon receipt of assurances or indemnification satisfactory to it that it will be repaid for such action, must,

without any further demand or notice, take one or any combination of the remedial steps described in “THE LEASE-Events of Default.”

(a) The Trustee is also entitled, upon any Event of Default described in “THE INDENTURE-Events of Default,” to any moneys in any funds or accounts created thereunder (except the Rebate Fund and any escrow accounts established pursuant to “THE INDENTURE-Discharge of Indenture”).

(b) Upon any Event of Default described in “THE INDENTURE-Events of Default,” the Trustee may take whatever action at law or in equity may appear necessary or desirable to enforce the rights of the Owners, including but not limited to, its rights as assignee of ACLC’s rights under the Lease.

(c) No right or remedy is intended to be exclusive of any other right or remedy, but each and every such right or remedy is cumulative and in addition to any other remedy given thereunder or now or hereafter existing at law or in equity or by statute.

(d) Subject to “THE INDENTURE-Majority of Owners May Control Proceedings,” if any Event of Default under the Indenture has occurred and if requested by the Owners of a majority in aggregate principal amount of Certificates then Outstanding and upon receipt of assurances or indemnification satisfactory to it that it will be repaid for such action, the Trustee is obligated to exercise such one or more of the rights and powers conferred by this Section as the Trustee, being advised by counsel, deems most expedient in the interests of the Owners.

(e) The Trustee, as assignee of the rights of the Lease, controls all remedies available to ACLC under the Lease.

The remedies set forth in subsection (a) through (f) of this section are exercisable by the Trustee subject to the rights of the Owners set forth in “THE INDENTURE—Majority of Owners May Control Proceedings.”

Limitations upon Rights and Remedies of Owners

No Owner will have any right to institute any suit, action or proceeding in equity or at law for the enforcement of the Indenture, unless an Event of Default has occurred of which the Trustee has been notified as specified in the Indenture, or of which by the provision of the Indenture described under that caption it is deemed to have notice, and the Owners of not less than a majority in principal amount of Certificates then Outstanding have made written request to the Trustee and have offered reasonable opportunity either to proceed to exercise the powers granted by the Indenture or to institute such action, suit or proceedings in its own name.

Majority of Owners May Control Proceedings

Anything in the Indenture to the contrary notwithstanding, the Owners of a majority in aggregate principal amount of the Series 2025 Certificates then Outstanding have the right, at any time, to the extent permitted by law, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of the Indenture, or for the appointment of a receiver, and any other proceedings thereunder; provided that such direction must not be otherwise than in accordance with the provisions of the Indenture.

Waivers of Events of Default

The Trustee may in its discretion waive any Event of Default thereunder and its consequences, and notwithstanding anything else to the contrary contained in the Indenture must do so upon the written request of the Owners of a majority in aggregate principal amount of all the Series 2025 Certificates then Outstanding; provided, however, that there must not be waived without the consent of the Owners of 100% of the Series 2025 Certificates then Outstanding as to which the Event of Default exists (a) any Event of Default in the payment of the principal of any Outstanding Certificates at the date of maturity specified therein or (b) any Event of Default in the payment when due of the interest on any such Certificates, unless prior to such waiver or rescission, all arrears of interest and all arrears of payments of principal then due (including interest on all overdue installments at the highest rate due on the Series 2025 Certificates), and all expenses of the Trustee in connection with such Event of Default must have been paid or provided for. In case of any such waiver, or in case any proceedings taken by the Trustee on account of any such Event of Default under the Indenture must have been discontinued or abandoned or determined adversely to the Trustee, then and in every such case ACLC, the Trustee, the City and the Owners are to be restored to their former positions and rights thereunder respectively, but no such waiver or rescission extends to any subsequent or other Event of Default thereunder, or impair any right consequent thereon.

Purchase of Leased Property by Owner or Trustee

Upon the occurrence of an Event of Default under the Indenture, the lien on the Leased Property created and vested in the Trustee may be foreclosed either by sale at public auction or by proceedings in equity. Upon any such sale, any Owner or the Trustee may bid for and purchase the Trustee's interest in the Leased Property; and, upon compliance with the terms of sale, may hold, retain and possess and dispose of such property in his, her, its, or their own absolute right without further accountability; and any purchaser at any such sale may, if permitted by law, after allowing for the proportion of the total purchase price required to be paid in cash for the costs and expenses of the sale, compensation and other charges, in paying purchase money, turn in Certificates then Outstanding in lieu of cash, to the amount which will, upon distribution of the Net Proceeds of such sale and any other moneys available under the Indenture, be payable thereon. If the Trustee acquires title to the Leased Property as a result of any such foreclosure sale, or any proceeding or transaction in lieu of foreclosure, the Trustee will thereafter sell the Leased Property; and may take any further lawful action with respect to the Leased Property which it deems to be in the best interest of the Owners, including but not limited to the enforcement of all rights and remedies set forth in the Lease and the Indenture and the taking of all other courses of action permitted therein.

Supplemental Indentures Not Requiring Consent of Owners

The Trustee and ACLC may, without the consent of, or notice to, the Owners, enter into a Supplemental Indenture for any one or more or all of the following purposes:

- (a) to add to the covenants and agreements of ACLC contained in the Indenture other covenants and agreements to be thereafter observed by ACLC;
- (b) to cure any ambiguity, or to cure, correct or supplement any defect or omission or inconsistent provision contained in the Indenture, or to make any provisions with respect to matters arising under the Indenture or for any other purpose if such provisions are necessary or desirable and do not adversely affect the interests of the Owners;
- (c) to subject to the Indenture additional revenues, properties or collateral (including release and substitution of property permitted under the Lease);

(d) to set forth the terms and conditions and other matters in connection with the issuance of Additional Certificates, as described in the Indenture, including Additional Certificates issued with a variable, adjustable, convertible or other similar rate which is not fixed in percentage for the entire term thereof and Additional Certificates which by their terms appreciate in value to a stated face amount at maturity;

(e) to effect any change in connection with the preservation of the exclusion from gross income for federal income tax purposes interest on the Series 2025 Certificates; or

(f) to effect any other changes in the Indenture which, in the opinion of Bond Counsel, do not materially adversely affect the rights of the Owners.

Supplemental Indentures Requiring Consent of Owners

Exclusive of Supplemental Indentures described under the immediately preceding caption, the written consent of the Owners of not less than a majority in aggregate principal amount of the Series 2025 Certificates Outstanding will be required for the execution by ACLC of any Supplemental Indenture; provided, however, that without the consent of the Owners of all the Series 2025 Certificates Outstanding nothing in the Indenture contained will permit, or be construed as permitting:

(a) a change in the terms of redemption or maturity of the principal amount of or the interest on any Outstanding Certificate, or a reduction in the principal amount of any Outstanding Certificate or the rate of interest thereon, without the consent of the Owner of such Certificate;

(b) the deprivation as to the Owner of any Certificate Outstanding of the lien created by the Indenture (other than as originally permitted thereby);

(c) a privilege or priority of any Certificate or Certificates over any other Certificate or Certificates, except as permitted in the Indenture; or

(d) a reduction in the percentage of the aggregate principal amount of the Series 2025 Certificates required for consent to any Supplemental Indenture.

If at any time ACLC requests the Trustee to enter into any Supplemental Indenture for any of the purposes described under this caption, the Trustee will cause notice of the proposed execution and delivery of such Supplemental Indenture to be mailed to the Owners of the Series 2025 Certificates at the addresses last shown on the registration records of the Trustee. Such notice will briefly set forth the nature of the proposed Supplemental Indenture and will state that copies thereof are on file at the Operations Center of the Trustee for inspection by all Owners. If, within 60 days or such longer period as will be prescribed by ACLC following the mailing of such notice, the Owners of not less than a majority, or, with respect to the matters specified in clauses (a) and (b) of the immediately preceding paragraph, 100%, in aggregate principal amount of the Series 2025 Certificates Outstanding at the time of the execution of any such Supplemental Indenture will have consented to and approved the execution thereof as provided in the Indenture, no Owner will have any right to object to any of the terms and provisions contained therein, or the operation thereof, or to enjoin or restrain the Trustee from executing the same or from taking any action as described in the provisions thereof.

Amendments, etc. of the Lease Not Requiring Consent of Owners

ACLC may, with the written consent of the Trustee, but without the consent of or notice to the Owners, amend, change or modify the Lease as may be required:

- (a) by the provisions of the Lease, or the Indenture;
- (b) for the purpose of curing any ambiguity or formal defect or omission in the Lease;
- (c) in order more precisely to identify the Leased Property or to add additional or substituted improvements or properties acquired in accordance with the Lease;
- (d) in order to provide for the acquisition, construction or installation of additional property under the Lease;
- (e) in connection with the issuance of Additional Certificates, including Additional Certificates issued with a variable, adjustable, convertible or other similar rate which is not fixed in percentage for the entire term thereof and Additional Certificates which by their terms appreciate in value to a stated face amount at maturity;
- (f) in connection with any Supplemental Indenture permitted as described in “INDENTURE—Supplemental Indentures Not Requiring Consent of Owners” and “—Supplemental Indentures Requiring Consent of Owners” in this Appendix;
- (g) to effect any change in connection with the preservation of the exclusion from gross income for federal income tax purposes of interest on the Series 2025 Certificates;
- (h) to effect any change that (i) does not reduce the revenues available to the Trustee from the Lease below the amount required to make all the payments and transfers required by the Indenture, (ii) does not reduce the value of the Leased Property and (iii) does not adversely affect the exclusion from gross income for federal income tax purposes of interests on the Series 2025 Certificates; or
- (i) to effect any other change in the Lease which, in the opinion of Bond Counsel, does not materially adversely affect the rights of the Owners.

Amendments, etc., of the Lease Requiring Consent of Owners

Except for the permitted amendments, changes or modifications described in the preceding paragraph, neither ACLC nor the Trustee are to consent to any other amendment, change or modification of the Lease without notice to and the written approval or consent of the Owners of not less than a majority in aggregate principal amount of the Series 2025 Certificates Outstanding given and procured as provided in “INDENTURE—Supplemental Indentures Requiring Consent of Owners” in this Appendix. If at any time ACLC requests the consent of the Trustee to any such proposed amendment, change or modification of the Lease, the Trustee must, upon receipt of amounts necessary to pay expenses, cause notice of such proposed amendment, change or modification to be given in the same manner as provided in “INDENTURE—Supplemental Indentures Requiring Consent of Owners” in this Appendix. Such notice must briefly set forth the nature of such proposed amendment, change or modification and must state that copies of the instrument embodying the same are on file at the principal corporate trust office of the Trustee for inspection by all Owners.

Discharge of Indenture

If, when the Series 2025 Certificates secured by the Indenture become due and payable in accordance with their terms or otherwise as provided in the Indenture, the whole amount of the principal of and interest due and payable upon all of the Series 2025 Certificates is to be paid, or provision has been made for the payment of the same, together with all other sums payable thereunder, then the right, title and interest of the Trustee in and to the Trust Estate and all covenants, agreements and other obligations of ACLC to the Trustee and the Owners thereupon ceases, terminates and becomes void and is to be discharged and satisfied. In such event, the Trustee is to transfer and convey to (or to the order of) ACLC all property assigned, pledged or mortgaged to the Trustee by ACLC then held by the Trustee pursuant to the Indenture, and the Trustee must execute such documents as may be reasonably required by ACLC and must turn over to (or to the order of) ACLC any surplus in any fund, account or subaccount (except the Rebate Fund) created under the Indenture, except any escrow accounts theretofore established pursuant to this Section.

All or any portion of the Outstanding Certificates are to, prior to the maturity or redemption date thereof, be deemed to have been paid (“defeased”) within the meaning and with the effect expressed in this Section if (a) in case said Certificates are to be redeemed on any date prior to their maturity, ACLC has given to the Trustee in form satisfactory to the Trustee irrevocable instructions to give notice of redemption of such Certificates on said redemption date, such notice to be given on a date and otherwise in accordance with the provisions of “THE SERIES 2025 CERTIFICATES—Redemption Provisions—Mandatory Sinking Fund Redemption” in the body of this Official Statement, (b) there has been deposited in trust either moneys in an amount which is sufficient, or Defeasance Securities which do not contain provisions permitting the redemption thereof at the option of the issuer, the principal of and the interest on which when due, and without any reinvestment thereof, will provide moneys which, together with the moneys, if any, deposited with or held in trust at the same time, are sufficient to pay when due the principal of and interest due and to become due on said Certificates on and prior to the redemption date or maturity date thereof, as the case may be and (c) a certified public accountant has delivered a verification report verifying the deposit described in clause (b) above. Neither the Defeasance Securities nor moneys deposited in trust pursuant to this Section or principal or interest payments on any such Defeasance Securities are to be withdrawn or used for any purpose other than, and must be held in trust for, the payment of the principal of and interest on said Certificates; provided any cash received from such principal or interest payments on such Defeasance Securities deposited in trust, if not then needed for such purpose, must, to the extent practicable, be reinvested in Defeasance Securities of the type described in clause (b) of this subsection maturing at the times and in amounts sufficient to pay when due the principal of and interest to become due on said Certificates on or prior to such redemption date or maturity date thereof, as the case may be. At such time as any Certificates are deemed paid as aforesaid, such Certificates is no longer be secured by or entitled to the benefits of the Indenture, except for the purpose of exchange and transfer and any payment from such moneys or Defeasance Securities deposited in trust.

Financial Obligations of ACLC Limited to Trust Estate

Notwithstanding any other provision of the Indenture, all financial obligations of ACLC under the Indenture are limited to the Trust Estate.

LEASE

Lease Term

The term of the Lease is comprised of the Initial Term, with successive one-year Renewal Terms. The Lease will expire upon the earliest of any of the following events: the last day of the month in which the final Base Rental payment is scheduled to be paid as set forth in the Lease; December 31 of any Fiscal Year during which an Event of Nonappropriation has occurred; or the purchase of ACLC's interest in the Leased Property by the City pursuant to the Lease. The Lease terminates following an Event of Default as provided in the Lease.

Payment of Base Rentals

The City is to pay Base Rentals directly to the Trustee during the Lease Term in immediately available funds in the amounts and on the Base Rental Payment Dates set forth in an exhibit to the Lease, as it may be modified from time to time; provided, however, that there is to be credited against the amount of Base Rentals payable on any Base Rental Payment Date the amount on deposit in the Debt Service Fund representing (i) accrued interest from the sale of Certificates, (ii) earnings from the investment of moneys in the Debt Service Fund, and (iii) any moneys delivered to the Trustee by ACLC, the City or any other Person that are accompanied by instructions to apply the same to the payment of Base Rentals or to deposit the same in the Debt Service Fund. Thirty (30) days prior to each Base Rental Payment Date, the Trustee is to notify the City as to the exact amounts that will be credited against the Base Rentals due on such date.

Payment of Additional Rentals

The City will, subject to limitations contained in the Lease, pay Additional Rentals directly to the Persons to which they are owed (which, in the case of payments required to be made to fund the Rebate Fund as described in the Indenture, is the Trustee) in immediately available funds in the amounts and on the dates on which they are due.

Unconditional Obligations

The obligation of the City to pay Base Rentals during the Lease Term are, subject only to the limitations contained in the Lease, and the obligation of the City to pay Additional Rentals during the Lease Term are, subject to limitations contained in the Lease, absolute and unconditional and will not be abated for any reason related to the Leased Property. Notwithstanding any dispute between the City and ACLC or between the City or ACLC and any other Person relating to the Leased Property, the City will, during the Lease Term, subject to the Lease, make all payments of Base Rentals and Additional Rentals when due; the City will not withhold any Base Rentals or Additional Rentals payable during the Lease Term pending final resolution of such dispute and will not assert any right of set-off or counter-claim against its obligation to pay Base Rentals or Additional Rentals, provided, however, that the making of any Base Rental or Additional Rental payment will not constitute a waiver by the City of any rights, claims or defenses which the City may assert; and no action or inaction on the part of ACLC will affect the City's obligation to pay Base Rentals or Additional Rentals during the Lease Term.

Taxes, Utilities and Insurance

The City is to pay, as Additional Rentals, all of the following expenses with respect to the Leased Property:

(a) all taxes, assessments and other charges lawfully made by any governmental body, provided that any such taxes, assessments or other charges that may lawfully be paid in installments may be paid in installments as such installments are due;

(b) all gas, water, steam, electricity, heat, power and other utility charges incurred in connection with the Leased Property;

(c) casualty and property damage insurance with respect to the Leased Property in an amount equal to the greater of: (i) the principal amount of all Certificates Outstanding, or (ii) the full replacement value of all improvements and equipment thereon; and

(d) public liability insurance with respect to the activities to be undertaken by the City in connection with the Leased Property and the Lease: (i) to the extent such activities result in injuries for which immunity is available under Section 24-10-114, C.R.S. or any successor statute, in an amount not less than the amounts for which the City may be liable to third parties thereunder and (ii) for all other activities, in an amount not less than the limits of liability per occurrence set by the Colorado Governmental Immunity Act as the same may from time to time be amended, to a \$1,000,000 annual aggregate, for claims to which the defense of sovereign immunity applies.

The City must not allow any liens for taxes, assessments, other governmental charges or utility charges to exist with respect to any portion of the Leased Property. If the City first notifies ACLC and the Trustee of the intention of the City to do so and provides the Trustee and ACLC with an opinion of Independent Counsel, to the effect that by nonpayment of any such item the interest of the Trustee in the Leased Property will not be materially interfered with or endangered or the Leased Property or any portion thereof will not be subject to loss or forfeiture, the City may, however, in good faith contest any such tax, assessment, other governmental charge or utility charge and, in the event of any such contest, may permit the tax, assessment, other governmental charge or utility charge so contested to remain unpaid during the period of such contest and any appeal therefrom. If the City cannot provide the Trustee with such opinion of Independent Counsel such tax, assessment, other governmental charge or utility charge must be paid forthwith; provided, however, that such payment will not constitute a waiver of the right to continue to contest such tax, assessment, other governmental charge or utility charge. At the request and expense of the City, ACLC and the Trustee will cooperate fully with the City in any such contest.

The insurance policies may be provided by one or more private or public insurance companies or organizations, or may be provided through a self-insurance program, subject to the following conditions:

(1) If the insurance is provided by a private or public insurance company or organization:

(A) the insurance policy (1) must have a deductible clause in an amount not in excess of the amounts reasonably expected to be available to the City to pay such deductible in the event of an insured event, (2) must name the City, ACLC, and the Trustee as insureds, (3) must be so written or endorsed as to make losses, if any, payable to the City, ACLC and the Trustee, as their respective interests may appear, and (4) must explicitly waive any co-insurance penalty;

(B) a copy of each such insurance policy, or of each certificate evidencing such policy, must be delivered to the City, ACLC and the Trustee prior to the issuance of the Series 2025 Certificates, and a certificate stating compliance with such insurance requirements must be provided to the Trustee annually, beginning on or before July 15, 2026, and copies of any new insurance policies must be provided to the Trustee;

(C) full payment of insurance proceeds under any casualty or property damage insurance policy up to the dollar limit required by paragraph (a)(iii) of this Section in connection with damage to the Leased Property will, under no circumstance, be contingent on the degree of damage sustained at other property owned or leased by the City or ACLC;

(D) each such insurance policy must be provided by a commercial insurer rated “A” by A.M. Best or in one of two highest rating categories of Moody’s; and

(E) the City may insure the Leased Property under blanket insurance policies which insure not only the Leased Property, but other properties as well, as long as such blanket insurance policies comply with the requirements hereof; and

(2) If the insurance is provided through a self-insurance program maintained by the City,

(A) an independent insurance consultant acceptable to ACLC and the Trustee must initially and annually certify to ACLC that (1) the reserves supporting such self-insurance program are held by an independent custodian and are adequate for the purposes of such program and (2) such self-insurance program is maintained on an actuarially sound basis; and

(B) in the event the self-insurance program is discontinued, the actuarial soundness of the program must be maintained.

The City will cause an insurance consultant, which may be the person providing the insurance, to annually review the coverage of the policies of insurance maintained pursuant to this Section and to make recommendations thereon, and must comply with such recommendations. The Trustee has no duty or obligation to determine the sufficiency of any such insurance or to monitor the City’s compliance with any recommendations of any insurance consultants.

Maintenance and Operation of Leased Property

The City will maintain, preserve and keep the Leased Property, or cause the Leased Property to be maintained, preserved and kept, in good repair, working order and condition, subject to normal wear and tear, will operate the Leased Property, or cause the Leased Property to be operated, in an efficient manner and at a reasonable cost, and will make or cause to be made all necessary and proper repairs, except as otherwise described in “LEASE—Modification of Leased Property,” “LEASE—Replacement and Substitution of Equipment” and “LEASE—Damage to, Condemnation of, Material Defect in or Loss of Title to Leased Property” in this Appendix.

Rights in the Leased Property

ACLC’s interest in the Leased Property will be held in the name of ACLC, subject to the Lease, until the Leased Property is conveyed or otherwise disposed of as provided in the Lease, and the City will have no right, title or interest in the Leased Property except as expressly set forth in the Lease.

Limitations on Disposition of and Encumbrances on Leased Property

Except as otherwise permitted in the Lease and except for Permitted Encumbrances, (a) none of ACLC, the City or the Trustee, will sell, assign, transfer or convey any portion of or any interest in the Leased Property or directly or indirectly create, incur or assume any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Leased Property, and (b) the City will promptly take such action as may be necessary to duly discharge any such mortgage, pledge, lien, charge, encumbrance or claim.

Notwithstanding the immediately preceding paragraph, if the City first notifies the Trustee of the intention of the City to do so and provide the Trustee and ACLC with an opinion of Independent Counsel to the effect that by failing to discharge or satisfy such item the interest of ACLC or the Trustee in the Leased Property will not be materially interfered with or endangered, or the Leased Property or any part thereof will not be subject to loss or forfeiture, the City may in good faith contest any such mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Leased Property, and in the event of any such contest, may permit the item so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom. If the City does not provide such opinion of Independent Counsel such item will be satisfied and discharged forthwith; provided, however, that such satisfaction and discharge will not constitute a waiver by the City of the right to continue to contest such item. At the request and expense of the City, ACLC and the Trustee will cooperate fully with the City in any such contest.

Granting of Easements

As long as no Event of Nonappropriation or Event of Default has happened and is continuing, ACLC and the Trustee will, at the request of the City:

- (a) consent to the grant of easements, licenses, rights-of-way (including the dedication of public highways) and other rights or privileges in the nature of easements with respect to the real property included in the Leased Property, free from the Lease and any security interest or other encumbrance created thereunder or under the Indenture;
- (b) release existing easements, licenses, rights-of-way and other rights and privileges with respect to the Leased Property, free from the Lease and the Indenture and any security interest or other encumbrance created thereunder, with or without consideration; and
- (c) execute and deliver any instrument necessary or appropriate to confirm and grant or release any easement, license, right-of-way or other grant or privilege under paragraph (a) or (b) under this caption, upon receipt of: (i) a copy of the instrument of grant or release; and (ii) a written application signed by the City Representative requesting such instrument and stating that such grant or release will not materially adversely affect the value, or interfere with the effective use or operation, of the Leased Property.

Subleasing by City

The City may, subject to the limitations described in “LEASE—Tax Covenant of City” in this Appendix, sublease the Leased Property under the following conditions:

- (a) the Lease, and the obligations of the City thereunder, will remain obligations of the City, and the City will maintain its direct relationship with ACLC, notwithstanding any such sublease;

(b) ACLC and the Trustee consent to such sublease which consent must not be unreasonably withheld;

(c) no sublease will extend beyond the Lease Term; and

(d) the City provides ACLC and the Trustee with an opinion of Independent Counsel to the effect that sublease does not result in a violation of the covenants provided in the Lease or the Tax Compliance Certificate.

Modification of Leased Property

The City, at its own expense, may remodel, or make substitutions, additions, modifications or improvements to, the Leased Property, provided that (a) such remodeling, substitutions, additions, modifications and additions (i) must not in any way damage the Leased Property as it existed prior thereto and (ii) must become part of the Leased Property; (b) the value of the Leased Property after such remodeling, substitutions, additions, modifications and additions must be at least as great as the value of the Leased Property prior thereto; and (c) the Leased Property, after such remodeling, substitutions, additions, modifications and additions, must continue to be used as provided in and must otherwise be subject to the terms of the Lease.

Damage to, Condemnation of, Material Defect in or Loss of Title to Leased Property

If (a) the Leased Property (or any portion thereof) is destroyed or damaged by fire or other casualty, (b) title to, or the temporary or permanent use of, the Leased Property (or any portion thereof) or the estate of the City, ACLC or the Trustee in the Leased Property (or any portion thereof), is taken under the exercise of the power of eminent domain by any governmental body or by any Person acting under governmental authority, (c) any material defect with respect to the Leased Property (or any portion thereof) becomes apparent or (d) title to or the use of the Leased Property (or any portion thereof) is lost by reason of a defect in the title thereto, then, the Net Proceeds of any insurance, performance bond or condemnation award or the Net Proceeds received as a consequence of any default or breach of warranty under any contract relating to the Leased Property must be deposited into a special trust fund held by the Trustee.

If the costs of the repair, restoration, modification, improvement or replacement of the Leased Property following an event described in subsection (a) of this Section are equal to or less than the Net Proceeds available, such Net Proceeds must be used promptly to repair, restore, modify, improve or replace the Leased Property (or portion thereof) and any excess must be delivered to the City.

If the costs of the repair, restoration, modification, improvement or replacement of the Leased Property following an event described in subsection (a) of this Section are more than the amount of Net Proceeds available, then:

(a) The City may elect either

(i) to use the Net Proceeds promptly to repair, restore, modify or improve the Leased Property (or portion thereof), and pay (subject to the Lease) as Additional Rentals the costs thereof in excess of the amount of the Net Proceeds or replace the Leased Property with property of value equal to or in excess of the value of the Leased Property; or

(ii) to pay (subject to the Lease) the Purchase Option Price, in which case the Net Proceeds will be delivered to the City.

(b) If, by December 31 of the Fiscal Year in the event described in subsection (a) of this Section occurred (or December 31 of any subsequent Fiscal Year in which the insufficiency of Net Proceeds to repair, restore, modify, improve or replace the Leased Property becomes apparent), the City has not appropriated amounts sufficient to proceed under either clause (i) of this subsection, an Event of Nonappropriation will be deemed to have occurred.

(c) Any election made by the City under clause (i) of this subsection must be supported by a certificate of an independent architect.

The City must not voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim, performance or payment bond claim, prospective or pending condemnation proceeding, or any action relating to default or breach of warranty under any contract relating to the Leased Property without the written consent of ACLC and the Trustee.

No event described in the first paragraph of this Section will affect the obligation of the City to pay Base Rentals or Additional Rentals thereunder, regardless of whether the Leased Property is repaired, modified, improved or replaced in full or in part, subject, however, to the Lease.

Condemnation by City

The City agrees in the Lease that, to the extent permitted by law, in the event it brings an eminent domain or condemnation proceeding with respect to all or any portion of the Leased Property, the appraised value of the condemned portion of the Leased Property will be not less than the greater of (a) if the Series 2025 Certificates are then subject to redemption under the Indenture, the redemption price of the Series 2025 Certificates that are attributable to the condemned property or (b) if the Series 2025 Certificates are not then subject to redemption, the amount necessary to defease the Series 2025 Certificates attributable to the condemned property to the first date on which the Series 2025 Certificates are subject to redemption under the Indenture minus a proportionate share of the cash, if any, then on deposit in the reverse fund, if any, established with respect to the Series 2025 Certificates.

City's Purchase Option

The City is granted the option to purchase ACLC and the Trustee's respective interests in the Leased Property by paying to the Trustee the Purchase Option Price. The Purchase Option Price is an amount which, together with other amounts then on deposit in the Debt Service Fund and the Construction Fund that are available for such purpose, is sufficient (a) to pay all the Outstanding Certificates at maturity, to redeem all the Outstanding Certificates in accordance with the redemption provisions of the Indenture or to defease all the Outstanding Certificates in accordance with the defeasance provisions of the Indenture and (b) to pay all Additional Rentals payable through the date of conveyance of the Leased Property to the City or its designee pursuant to this caption, including, but not limited to, all fees and expenses of the Trustee relating to the conveyance of the Leased Property and the payment, redemption or defeasance of the Series 2025 Certificates.

Conveyance or Release of the Leased Property

ACLC agrees to transfer and convey or release its interest in the Leased Property to the City in the manner provided for in the Lease; provided, however, that prior to such transfer and conveyance no Event of Default has occurred and be continuing, and the City has paid all Base Rentals set forth in the Lease and all then current Additional Rentals required to be paid thereunder, in which case ACLC will transfer and convey ACLC's interest in the Leased Property to the City.

The City is granted the option to terminate the Lease and to purchase the interest of ACLC in the Leased Property upon payment by the City in compliance with paragraph (a) or (b) of Section 8.02 of the Lease, of the then applicable Purchase Option Price. It is the intent of the Lease to provide for and allow the release of the Leased Property shown on Exhibit A to the Lease if the City has fulfilled all payment obligations with respect thereto and is not then in default thereunder. There will be deemed to be such payment in full if the City deposits in escrow or in trust with ACLC or with ACLC's designee on or after that date that is at least 12 months after the date of commencement of the Lease, in the manner contemplated by Section 11-56-109, Colorado Revised Statutes, funds or securities sufficient to pay all Base Rentals to and including such date, and to pay the Purchase Option Price on such date.

Personal Property of City

The City, at its own expense, may install equipment and other personal property in or on the Leased Property, which equipment or other personal property will not become part of the Leased Property unless it is permanently affixed to the Leased Property or removal of it would materially damage the Leased Property, in which case it will become part of the Leased Property.

Tax Covenant of City

The City must not take any action or omit to take any action with respect to the Series 2025 Certificates, the proceeds of the Series 2025 Certificates, the Project, the Leased Property or any other funds or property of the City and it will not permit any other Person to take any action or omit to take any action with respect to the Trust Estate or the Leased Property or the use thereof if such action or omission would cause interest on any of the Series 2025 Certificates to be included in gross income for federal income tax purposes or to be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations (except, with respect to corporations, as such interest is required to be taken into account in determining "adjusted net book earnings" for the purpose of computing the alternative minimum tax imposed on such corporations). In furtherance of this covenant, the City agrees to comply with the procedures set forth in the Tax Compliance Certificate delivered in connection with the issuance of the Series 2025 Certificates and the provisions of any similar certificate or instrument delivered in connection with the issuance of any Additional Certificates. The covenants set forth in this Section remain in full force and effect notwithstanding the payment in full or defeasance of the Series 2025 Certificates until the date on which all obligations in fulfilling such covenants have been met. The covenants set forth in this Section will not, however, apply to any Additional Certificates if, at the time of issuance, the City intends the interest on such Additional Certificates to be subject to federal income tax.

SITE LEASE

Lease and Terms

The Site Lease provides that the City thereby leases to ACLC and ACLC thereby leases from the City, on the terms and conditions thereafter set forth, the Site Leased Property, subject to Permitted Encumbrances.

The term of the Site Lease is to commence on the date of the Site Lease and end on December 31, 20[60] (the "Site Lease Termination Date"). If prior to the Site Lease Termination Date, the interest of ACLC in the Site Leased Property has been purchased by the City pursuant to the Lease as a result of the City's payment of (i) the related Purchase Option Price thereunder, or (ii) all Base Rentals and Additional Rentals as provided in Section 8.01 of the Lease, then the term of this Site Lease ends immediately upon such payment.

Rent and Payment

The City acknowledges receipt from ACLC as rent and payment thereunder, in full, the lump sum of [TEN] DOLLARS (\$[10.00]) and other good and valuable consideration.

Purpose

ACLC is to use the Site Leased Property solely for the purpose of subletting the same to the City pursuant to the Lease; provided, that upon the occurrence of an Event of Nonappropriation or an Event of Default under the Lease, the City must vacate the Site Leased Property as provided in the Lease, and ACLC may exercise the remedies provided in the Lease and ACLC may use or sublet the Site Leased Property for the remaining term of the Site Lease for any lawful purposes.

Owner in Fee

The City covenants in the Site Lease that it is the owner in fee of the Site Leased Property, subject only to Permitted Encumbrances as defined in the Lease and set forth in Exhibit B to the Site Lease.

Assignments and Subleases

Unless an Event of Nonappropriation or an Event of Default under the Lease has occurred and except as may otherwise be provided in the Lease, ACLC may not assign its rights under the Site Lease or sublet the Site Leased Property without the written consent of the City.

In the event that (a) the Lease is terminated for any reason, and (b) the Site Lease is not terminated, ACLC may sublease the Site Leased Property, or any portion thereof, or sell or assign its interest in the Site Lease, provided that during the period following termination of the Lease, if the Site Lease is still in effect, the City has the rights provided in the Lease to purchase ACLC's rights in the Site Leased Property and terminate the Site Lease. Except as provided in the Site Lease or in the Lease, neither the City nor ACLC will sell, mortgage or encumber the Site Leased Property or any portion thereof during the term of the Site Lease.

Right of Entry

The City reserves the right, so long as no Event of Nonappropriation or Event of Default has occurred under the Lease, for any of its duly authorized representatives to enter upon the Site Leased Property at any reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

Termination

ACLC agrees, upon the termination of the Site Lease, to quit and surrender the Site Leased Property and any fixtures, improvements and structures built thereon, to the City free and clear of liens and encumbrances except Permitted Encumbrances as defined in the Lease, and subject to any leases or tenancies granted by ACLC following an Event of Nonappropriation or Event of Default, provided that upon termination of the Site Lease the City will succeed to the rights of ACLC with respect to any such leases or tenancies. ACLC agrees that any fixtures, permanent improvements and structures existing upon the Site Leased Property, including any improvements and structures built on the Site Leased Property, at the time of the termination of the Site Lease remain thereon and all right, title and interest of ACLC therein vests in the City. ACLC and any sublessee or assignee must execute and deliver, upon request by the City,

any instrument of transfer, conveyance or release necessary or appropriate to confirm the vesting of such legal interests in the City.

Notwithstanding the preceding, in the event that the Lease is held invalid or unenforceable as to the Leased Property by a final unappealable judgment which has the effect of terminating the Lease, such judgment will also cause the termination of the Site Lease.

Default

In the event ACLC is in default in the performance of any obligation on its part to be performed under the terms of the Site Lease, which default continues for thirty (30) days following notice and demand for correction thereof to ACLC, the City may exercise any and all remedies granted by law, except that no merger of the Site Lease and of the Lease is deemed to occur as a result of the exercise of such remedies.

Quiet Enjoyment and Acknowledgment of Ownership

ACLC, at all times during the term of the Site Lease, will peaceably and quietly have, hold and enjoy the Site Leased Property and any improvements and structures built on the Site Leased Property, subject to the provisions of the Lease, and the City thereby acknowledges that ACLC will have a leasehold interest in the land comprising the Site Leased Property and in all fixtures, improvements and structures on the Site Leased Property listed in Exhibit A to the Site Lease, subject to the Lease.

Waiver of Personal Liability

All liabilities under the Site Lease on the part of ACLC are solely liabilities of ACLC, and the City thereby releases each and every director, member, office, employee and agent of ACLC of and from any personal or individual liability under the Site Lease. No employee or agent of ACLC will at any time, or under any circumstances, be individually or personally liable under the Site Lease for anything done or omitted to be done by ACLC thereunder.

Taxes; Maintenance; Insurance

During the Lease Term of the Lease and in accordance with the provisions of the Lease, the City covenants and agrees to pay any and all assessments of any kind or character and all taxes, including possessory interest taxes, levied or assessed upon the Site Leased Property and any improvements thereon, and all maintenance costs and utility charges in connection with the Site Leased Property and any improvements thereon. In the event that the Lease is terminated for any reason and the Site Lease is not terminated, ACLC or any sublessee or assignee of the Site Leased Property will pay or cause to be paid when due all taxes and assessments imposed thereon and maintain the Site Leased Property in good condition.

The provisions of the Lease govern with respect to the maintenance of insurance thereunder during the Lease Term of the Lease. The City agrees to maintain, at its expense, the same coverages following the termination of the Lease if the Site Lease is not terminated; provided that any obligation of the City to make payment therefor is subject to annual appropriation by the Council.

Damage, Destruction or Condemnation

The provisions of the Lease govern with respect to any damage, destruction or condemnation of the Site Leased Property or any improvements and structures built on the Site Leased Property during the Lease Term of the Lease. In the event that (a) the Lease is terminated for any reason, (b) the Site Lease is not terminated, and (c) any improvements and structures built on the Site Leased Property or any portion thereof are damaged or destroyed, in whole or in part, by fire or other casualty, ACLC will be entitled to the net proceeds of any insurance claim. In the event that (a) the Lease is terminated for any reason, (b) the Site Lease is not terminated and (c) title to or use of the Site Leased Property, any improvements and structures built on the Site Leased Property or any part thereof shall be taken under the exercise of the power of eminent domain, ACLC will be entitled to the net proceeds from said condemnation in an amount equal to the Purchase Option Price in effect on the date of termination of the Lease and the City will be entitled to the remaining net proceeds in excess of said amount.

No Merger

The City and ACLC intend that the legal doctrine of merger has no application to the Site Lease and that neither the execution and delivery of the Lease by ACLC and the City nor the exercise of any remedies under the Site Lease or the Lease operate to terminate or extinguish the Site Lease or the Lease, except as specifically provided therein.

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APPENDIX C

**AUDITED FINANCIAL STATEMENTS
AS OF DECEMBER 31, 2024**

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2024

Annual Comprehensive Financial Report

For the Year Ended
December 31, 2024

Prepared by the
Controller's Office



City of Aurora



Aurora, Colorado

The city of Aurora is located on the eastern slope of the Rocky Mountains and lies in the six county Denver/Aurora metropolitan area (the metro area). The metro area is the economic center of the State of Colorado (the State). Aurora is the third largest city in the State, with an estimated population in 2024 of 404,219, approximately 13.3% of the metro area's population.



**City of Aurora, Colorado for the Year Ended
December 31, 2024**

**Annual Comprehensive
Financial Report**



Prepared by the Controller's Office

Terri Velasquez, Finance Director
Nancy Wishmeyer, Controller
Carol Toth, Manager of Accounting
Kimberly Martinez, Accounting Supervisor
Michelle Schrote, Contract Financial Manager
Pamela Bradley, Senior Accountant I
Jay Butler, Accountant II
Dan Cunningham, Contract Senior Accountant
Selam Habte, Senior Accountant I
Destinie Hudson, Debt and Treasury Analyst
Andrew Jamison, Debt and Treasury Supervisor
Mitchell Lebron, Accountant II
Daniela Medina Caro, Senior Accountant I
Mariom Mohamed, Accountant II
Carisa Redlick, Contract Senior Accountant
RaeLynn Rhees, Senior Accountant I
Laila Schmidt, Senior Accountant II
Mitchell Stamp, Debt and Treasury Analyst

**If you have questions regarding this report,
call or fax us at:**

Phone: 303.739.7800 • **Fax:** 303.739.7779

Email us at: controller@auroragov.org

Our mailing address:

City of Aurora
Controller's Office
15151 E. Alameda Parkway, Ste. 5700,
Aurora, CO 80012-1555

Finance Department



INTRODUCTORY SECTION

Letter of Transmittal.....	i
City Council 2024.....	viii
Management Officials.....	ix
Certificate of Achievement for Excellence in Financial Reporting.....	x
About the Certificate of Achievement for Excellence in Financial Reporting.....	xi
Organizational Chart.....	xii

FINANCIAL SECTION

Independent Auditor's Report	
Management Discussion and Analysis.....	MD&A-1

Basic Financial Statements

Citywide Financial Statements

Statement of Net Position	1
Statement of Activities.....	2

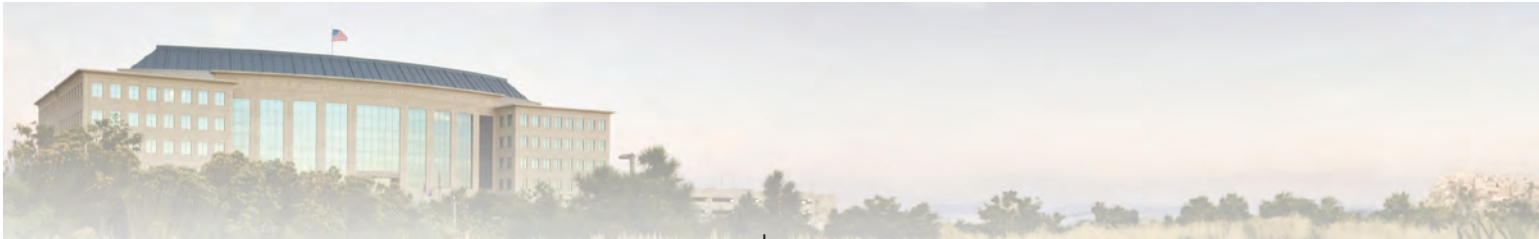
Fund Financial Statements

Balance Sheet – Governmental Funds.....	5
Reconciliation of the Governmental Funds Balance Sheet to the Citywide Statement of Net Position ...	6
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds.....	7
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Citywide Statement of Activities.....	8
Statement of Net Position - Proprietary Funds.....	10
Reconciliation of the Proprietary Funds Statement of Net Position to the Citywide Statement of Net Position	11
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds	12
Reconciliation of the Proprietary Funds on the Statement of Revenues, Expenses and Changes in Net Position to the Citywide Statement of Activities	13
Statement of Cash Flows – Proprietary Funds.....	14
Statement of Fiduciary Net Position – Fiduciary Funds.....	17
Statement of Changes in Fiduciary Net Position – Fiduciary Funds.....	18
Statement of Net Position – Component Units	19
Statement of Activities – Component Units.....	20

Notes to the Basic Financial Statements

Summary of Significant Accounting Policies.....	21
A Financial Reporting Entity	
B Citywide and Fund Financial Statements	
C Measurement Focus, Basis of Accounting and Financial Statement Presentation	
D Deferred Inflows and Outflows of Resources	
E Cash and Investments	
F Interfund Transactions	
G Inventories	
H Assets Acquired for Resale	
I Capital Assets	
J Lease Assets	
K Lease Receivables	
L Subscription Assets	
M Accounts Payable	
N Unearned Revenues (Liabilities)	
O Non-current Liabilities	
P Bond Premiums and Discounts	
Q Compensated Absences	
R Defined Benefit Pension Plans	
S Other Post-employment Benefit Plans (OPEB)	
T Use of Estimates	
U Fund Balances and Net Position	
V Budgets	
Cash and Investments.....	34
Receivables.....	44
Restricted, Committed, Assigned and Unassigned Fund Balances and Restricted Net Position	46
Joint Venture.....	49
Capital, Lease and Subscription Assets.....	49
Non-current Liabilities.....	52
Deferred Inflows and Outflows of Resources.....	68
Interfund Transactions	68
Construction and Other	
Significant Commitments	69
Deferred Compensation Plans	71
Pension Plans	71
Other Post-employment Benefits (OPEB)	100
Risk Management	103
Contingent Liabilities.....	104
Conduit Debt Obligations.....	105
Pollution Remediation	105
Taxpayer Bill Of Rights (TABOR)	105
Adoption of Accounting Principles.....	106
Restatement.....	106

Table of Contents



Required Supplementary Information

General Employees' Retirement Defined Benefit Plan – Schedule of Changes In Net Pension Liability (Asset) and Related Ratios.....	109
General Employees' Retirement Defined Benefit Plan – Schedule of Employer Contributions.....	110
Elected Officials' and Executive Personnel Defined Benefit Plan - Schedule of Changes in Net Pension Liability (Asset) and Related Ratios.....	111
Elected Officials' and Executive Personnel Defined Benefit Plan – Schedule of Employer Contributions	112
Elected Officials' and Executive Personnel Defined Benefit Plan – Schedule of Annual Money-Weighted Rate of Return on Plan Investments	113
Police Retirement Plan - Schedule of Changes in Net Pension Liability (Asset) and Related Ratios	114
Police Retirement Plan - Schedule of Employer Contributions.....	115
FPPA Old Hire Fire Defined Benefit Plan - Schedule of Changes in Net Pension Liability (Asset) and Related Ratios.....	116
FPPA Old Hire Fire Defined Benefit Plan – Schedule of Employer Contributions	117
FPPA Old Hire Police Defined Benefit Plan - Schedule of Changes in Net Pension Liability (Asset) and Related Ratios.....	118
FPPA Old Hire Police Defined Benefit Plan – Schedule of Employer Contributions.....	119
FPPA Statewide Retirement Plan – Schedule of the City's Proportionate Share of the Net Pension Liability (Asset) and Related Ratios.....	120
FPPA Statewide Retirement Plan – Schedule of Employer Contributions	121
FPPA Statewide Defined Benefit Plan – Schedule of the City's Proportionate Share of the Net Pension Liability (Asset) and Related Ratios.....	122
FPPA Statewide Defined Benefit Plan - Schedule of Employer Contributions	123
FPPA Statewide Hybrid Plan – Schedule of the City's Proportionate Share of the Net Pension Liability (Asset) and Related Ratios.....	124
FPPA Statewide Hybrid Plan – Schedule of Employer Contributions.....	125
Other Post Employment Benefits (OPEB) - Schedule of Changes in Total OPEB Liability and Related Ratios	126

General Fund Schedule of Sources, Uses and Changes in Funds Available – Budget and Actual (Non-GAAP Budgetary Basis).....	128
Notes to Required Supplementary Information	130

Combining and Individual Fund Statements and Schedules

Nonmajor Governmental Funds

Combining Balance Sheet.....	132
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	137

Internal Service Funds

Combining Statement of Net Position	142
Combining Statement of Revenue, Expenses and Changes in Net Position	143
Combining Statement of Cash Flows.....	144

Pension Trust Funds

Combining Statement of Fiduciary Net Position.....	146
Combining Statement of Changes in Fiduciary Net Position.....	147

Custodial Funds

Combining Statement of Fiduciary Net Position.....	148
Combining Statement of Changes in Fiduciary Net Position.....	149

Schedules of Sources, Uses and Changes in Funds Available - Budget and Actual (Non-GAAP Budgetary Basis)

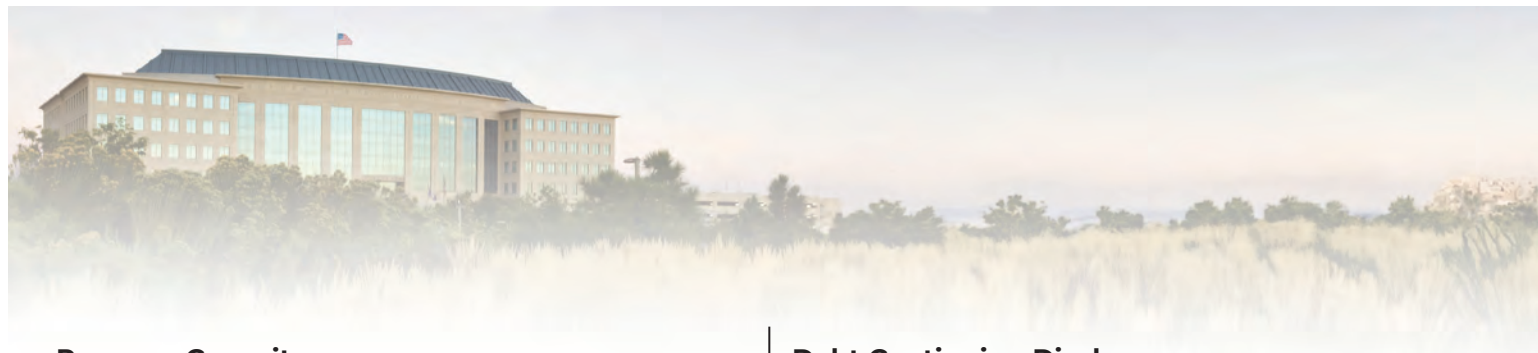
Special Revenue Funds.....	150
Capital Projects Funds	160
Enterprise Funds	161
Internal Service Funds	164

STATISTICAL SECTION

Financial Trends

Net Position by Component.....	166
Changes in Net Position.....	167
Fund Balances, Governmental Funds	170
Changes in Fund Balances, Governmental Funds.....	171
Total Sales and Use Tax Revenues.....	172

Table of Contents



Revenue Capacity

Sales and Use Tax Receipts by Business Sector (Cash Basis).....	173
Direct and Overlapping Sales Tax Rates.....	174
Top Ten Principal Sales and Use Tax Payers by Industry Group (Cash Basis)	175
Assessed and Estimated Actual Value of Taxable Property.....	176
Property Tax Rates – Direct and Primary Overlapping Governments.....	177
Top Ten Principal Property Tax Payers.....	178
Property Tax Levies and Collections.....	179

Debt Capacity

Ratios of Outstanding Debt by Type	180
Ratios of Net General Obligation Bonded Debt Outstanding	181
Direct and Overlapping Governmental Activities Debt.....	182
Legal Debt Margin Information	183

Schedules of Revenue Bond Coverage

Water	184
Wastewater	185
Golf.....	186

Demographic and Economic

Demographic and Economic Statistics.....	187
Top Ten Principal Employers.....	188

Operating

Budgeted Full-time Equivalent City Government Employees by Function	189
Operating Indicators by Function	190
Capital Asset Statistics by Function	191

OTHER SCHEDULES

Compliance Section

Local Highway Finance Report	193

Miscellaneous Schedules

Schedule of Indebtedness – All Funds	195
Schedule of Debt Service Requirements	196

Debt Continuing Disclosures

Summary of Continuing Disclosures by Issue	197
General Fund Comparative Schedule of Revenues, Expenditures and Changes in Fund Balance (U.S. GAAP Basis).....	198
General Fund Comparative Schedule of Sources, Uses and Changes in Funds Available, Actual and Budget (Non-GAAP Budgetary Basis).....	199
Water Fund – Operating History Comparative Schedule of Revenues, Expenses and Changes in Net Position.....	200
Water Fund – Operating History Schedule of Sources, Uses and Changes in Funds Available (Non GAAP Budgetary Basis)	201
Water Fund – Water System Statistics	202
Water Fund - Maximum Annual Debt Service Coverage.....	206
Wastewater Fund – Operating History Comparative Schedule of Revenues, Expenses and Changes in Net Position.....	207
Wastewater Fund – Operating History Schedule of Sources, Uses and Changes in Funds Available (Non-GAAP Budgetary Basis)	208
Wastewater Fund – Sewer System Statistics	209
Wastewater Fund – Sewer/Storm Statistics.....	210
Wastewater Fund - Storm System Statistics.....	211
Wastewater Fund - Maximum Annual Debt Service Coverage.....	212
General Fund - Assessed and Estimated Actual Value of Taxable Property by Class.....	213

Table of Contents





City of Aurora, Colorado

2024 ANNUAL COMPREHENSIVE
FINANCIAL REPORT

INTRODUCTORY SECTION

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15151 E. Alameda Parkway, 5th Floor
Aurora, Colorado 80012
phone 303.739.7010

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June 30, 2025

To the Honorable Mayor, City Council, and Citizens of the City of Aurora, Colorado:

We submit, for your information and review, the Annual Comprehensive Financial Report (Financial Report) of the City of Aurora, Colorado (the city), for the year ended December 31, 2024.

This report consists of management's representations concerning the finances of the city. Consequently, management assumes responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed information is reported in a manner designed to present fairly the financial position and activities of the various funds of the city. The city has included all disclosures necessary to enable the reader to gain an understanding of the city's financial activities.

The City Charter requires an annual audit by independent auditors selected by the City Council. The goal of the independent audit is to provide reasonable assurance that the financial statements of the city for the fiscal year ended December 31, 2024, are free of material misstatement. The independent auditors, Forvis Mazars, LLP, concluded, based upon the audit, that there was a reasonable basis for rendering unmodified opinions that the city's financial statements for the fiscal year ended December 31, 2024, are fairly presented in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). The Independent Auditor's Report on the city's financial statements is included in the Financial Section of this Financial Report.

The independent auditor of the financial statements of the city is required to complete the federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The results of the single audit are available in the city's separately issued Single Audit Report.

U.S. GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The city's MD&A can be found immediately following the report of the independent auditors.

GOVERNMENTAL STRUCTURE

Aurora is located on the eastern slope of the Rocky Mountains in the ten county Denver-Aurora-Lakewood metropolitan statistical area. The metropolitan area is the economic center of the State of Colorado. With an estimated population of 404,219 in 2024, Aurora is the third largest city in Colorado and the 52nd largest in the country. The city covers 164.8 square miles in Adams, Arapahoe and Douglas Counties, the second largest city area in the State. With 100.8 square miles of developed land, including parks and open space, and 64.0 square miles of undeveloped land, the city has room to grow. The city provides general government services including police, fire and other public safety services, public works, water and wastewater service, parks and recreation facilities including golf courses, libraries, cultural events, planning and development services as well as housing and community services.

The city utilizes the Council-Manager form of government, adopted in 1954. In 1961, Aurora became a Home Rule city by adopting its own charter. In 1993, the City Charter was amended to provide for a full-time Mayor, beginning January 1, 1996. The duties of the Mayor and the Council-Manager form of government were not changed. The eleven members of the City Council (including the Mayor, who is elected specifically to that position) are chosen biennially for staggered four-year terms in non-partisan elections. The City Manager is responsible for the administration of city operations and for carrying out policy as set by the City Council. The City Manager serves at the pleasure of the Council. Also serving at the pleasure of the Council are three other appointees: the City Attorney, the Presiding Judge, and the Court Administrator. Each of these appointees is responsible for the administration of their respective

operations, although the City Manager has overall responsibility for general management functions such as financial operations and personnel rules and regulations.

FINANCIAL CONDITION

The city has historically managed through economic cycles and is recognized as financially strong by independent bond rating agencies. City leaders manage a budget where revenues equal, if not exceed, expenditures. Aurora's citizens have been supportive of the city's efforts; they have approved bond issues for infrastructure and two ballot questions that have changed the City's Charter to exempt city fees and its main revenue source, sales and use tax, from state constitutional "Taxpayer Bill of Rights" (TABOR) revenue limits. The city also maintains internal and budget controls to ensure adequate oversight of city assets and expenditures.

For 2024, General Fund revenue, net of transfers, increased 1% on a budgetary basis (1.5% per GAAP basis), above the growth experienced in 2023 as the city continued to experience economic expansion. The combination of sales and use tax is the most significant source of revenue, generating 67.3% of the total General Fund GAAP revenue, net of transfers, but is also the most susceptible to economic changes. Property tax represents an important secondary general revenue source that is typically less impacted than sales and use tax by changing economic conditions. Property tax collections were 10.6% of the total General Fund budgetary and 10.5% of GAAP revenues, net of transfers in 2024.

As noted above, sales and use tax as well as city fees are exempt from the TABOR revenue limits; however, the city's property tax revenues are not exempt from the TABOR limits. As a result of strong growth in property values, the city's property tax revenue exceeded the TABOR limit in 2022, 2023 and 2024, \$4.9 million, \$1.7 million, and \$16.8 million respectively. To refund these overages, the city enacted a temporary property tax reduction in 2023, 2024 and 2025 which reduced the mill levy to compensate for each year's overage. Given the projection that property tax revenues will continue to grow at a pace that exceeds what is allowed by the TABOR limit, the city will likely need to continue using the temporary property tax reduction in future years property tax certifications. The city budget estimates future property tax revenues at the projected TABOR limit amounts.

Recent revenue growth in the immediate aftermath of the pandemic-induced recession in 2020 allowed the city to begin addressing some of the significant competing priorities that needed to be addressed; however, concerns related to inflation and the possibility of an economic recession, labor shortages, supply chain disruptions, and global tensions including the on-going war in Ukraine have the potential to significantly impact the city's future plans. Of particular concern is the extent to which inflation will continue to rise and its ultimate bottom line effect in decreasing the city's purchasing power due to increased prices for goods and services especially as it relates to construction and maintenance projects; this is especially impactful on significant projects like the I-70/Picadilly Interchange Project.

Several decisions were made by City Council in 2022 which will affect the General Fund and the ability to balance into the future. One applauded decision was to strengthen the funds available set aside specifically for a possible recession from 3.0% to 5.0%. This increase in the set aside was fully funded in 2022, 2023, and 2024.

One decision with a negative budgetary impact is the elimination of an existing tax stream known as Occupational Privilege Tax (OPT). This is a \$2 per employer and \$2 per employee tax collected monthly. The elimination of this tax, which goes into effect in 2025, will result in the elimination of approximately \$7.0 million annually. By 2025, the budget will be adjusted accordingly to cover this decrease in revenue.

The city anticipates future budget challenges as expenditures (at current service levels) are projected to outpace revenues. In light of these challenges, the city continues to examine options that increase revenues and decrease expenditures. The city will continue to adjust revenues and/or expenditures to maintain a balanced budget.

As part of the city's continuing self-examination of fees and services, updated capital impact fees for general governmental activities were approved by the City Council in 2019 with a three-year phase-in that began in 2020. Capital impact fees for general government activities are recorded in the Capital Projects Fund, are in addition to standard water and sewer development charges and defray the cost of capital needs on new development in order to serve growth while maintaining levels of service. In 2024, capital impact fees collected were \$13.9 million. The city projects to collect \$16.2 million in 2025. Given the city's conservative

approach to budgeting coupled with the uncertainties of the current economic environment, the fees are estimated to remain at \$16.2 million throughout the city's five-year plan.

POST COVID-19 EFFECTS

On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law and provided additional funding to state, local and tribal governments to aid in the recovery from the budgetary, economic and financial impacts of the pandemic. As part of this legislation, the city received a total of \$65.4 million. The city utilized a portion of the funding during 2024 to enhance services provided to residents impacted by COVID-19 which included programs to address affordable housing and homelessness, family assistance, mental and behavioral health support, assistance to nonprofits, small business recovery, support for public safety and other essential workers, and restoring city services to pre-COVID levels.

The city purchased the Aurora Regional Navigation Campus in the summer of 2024 to support those experiencing homelessness or housing instability. This campus is expected to open in late 2025. The total project cost is approximately \$40 million with funding from multiple sources, including the American Rescue Plan Act, Colorado Department of Local Affairs, Community Development Block CARES Act and the HOME Investment Partnerships American Rescue Plan Program.

GROWTH AND DEVELOPMENT

While the city has seen a strong recovery from the impacts of COVID-19, slowing economic growth in combination with high inflation contributes to a more muted revenue projection than seen in recent years. While 2024 was another year of moderate increases in operating revenues, the city anticipates a slowing General Fund operating revenue growth (not including building materials use tax which typically is used for capital purposes) for its long-range forecast. The level of development within the city impacts not only the growth of operating revenues, but revenues used for capital purposes including tap fees for new water and sewer connections.

With its business-friendly environment, available land and strong infrastructure, the city continues to attract development and growth in all sectors. Development activity remained strong in 2024. Major commercial and residential projects, including several mixed-use developments, were completed in 2024 with others under construction. Recent notable projects include Parklands, Aurora One, Metro Center, Prairie Point, and Pomeroy. Master plans continue to see development for the area surrounding the Gaylord Rockies Resort and Convention Center and along the E-470 corridor south of Denver International Airport (DIA). Painted Prairie, Highpoint, Green Valley Ranch East, Windler Homestead and Horizon Uptown are among the active projects in this area. These projects encompass a range of developments including single-family homes, townhomes, retail, multi-family, hotels, senior living facilities as well as parks and open space.

Several large commercial/industrial development plans were approved and will be under construction and/or expanding operations in 2025 including Hyde/Highpoint Elevated, Sun Empire, Majestic Commerce Center, Porteos, and Stafford Logistics Center. Notable commercial/industrial users include Whole Foods, Sprouts, Food Bank of the Rockies, and Philip Morris, as well as various Data Center users. The city foresees continuous growth of the commercial/industrial sector in 2025.

Another major ongoing project is The Aurora Highlands, a 5,000-acre master planned community southwest of DIA. This project will include homes, shops and restaurants, parks and recreational amenities, office space, commercial/industrial employment centers and medical campuses. This project will be home to more than 23,000 families at full build out.

To help ensure that development does not place undue burdens on the city, before any annexation or development is considered, landowners must agree to build, or arrange construction of, required infrastructure. These up-front commitments routinely include the construction of water and sewer lines, roads, bridges and drainage improvements. In many new developments, infrastructure is funded and constructed by special districts, which are local taxing entities formed by the landowners with the approval of the city. Landowners also must dedicate to the city groundwater rights they own, donate parcels for fire stations and schools, and preserve land for parks and open space.

Colorado voters approved legalization of marijuana in 2012 and, in 2014, Aurora citizens passed an additional 2.0% sales tax, with the rate being allowed to increase or decrease as long as it does not exceed

10%, on retail marijuana products sold in the city, and a 5.0% excise tax on bulk wholesale marijuana. In 2017, City Council approved an increase in the marijuana sales tax rate from 2.0% to 4.0% to support homeless programs and, in 2020, City Council approved an additional 1.0% increase to support community service agencies and programs related to youth violence prevention. City Council approved a maximum of 24 store licenses with four in each City Council Ward. As of December 31, 2024, 24 stores, 11 cultivations and 14 marijuana-infused product manufacturers were open and operating within the city.

In 2024, the city received \$12.4 million in marijuana tax revenue, a decrease from \$12.8 million collected in 2023; projected revenues for 2025 are \$11.7 million. Revenues received from marijuana sales fund the construction of new recreation facilities, transportation improvements and programs to help address homelessness and youth violence prevention.

Aurora Water continued to make impactful advancements in 2024, furthering its mission to deliver reliable, high-quality water services through thoughtful investments and innovative projects. These initiatives underscore the City's commitment to sustainability, efficiency, and forward-thinking infrastructure planning. Among the year's notable achievements was the \$77.3 million acquisition of 5,475 acres of farmland and associated water rights from C&A Companies in Otero County, Colorado. This strategic purchase secures up to 7,500 acre-feet of water during dry periods, supporting long-term water resilience while maintaining agricultural activity in the Arkansas River Basin. The Advanced Metering Infrastructure (AMI) project marked a significant milestone in modernization. The replacement of over 90,000 water meters citywide introduced advanced technology for real-time water usage monitoring, early leak detection, and streamlined operations, enhancing customer service and operational efficiency. Investments in wastewater infrastructure also progressed. Aurora Water invested in critical wastewater infrastructure projects to support community growth and improve service reliability. The First Creek Interceptor project, now operational, provides gravity-based wastewater conveyance to the Northern Treatment Plant in Brighton. This project eliminated the need for three lift stations, enhancing system efficiency and reducing long-term maintenance costs. Similarly, progress on the Senac Creek Interceptor project ensures enhanced wastewater capacity for southeast Aurora, replacing the Senac Creek Lift Station and facilitating future development in the region. To maintain and improve water delivery infrastructure, Aurora Water completed the replacement of over 13,000 feet of aging water mains in 2024. These upgrades ensure continued reliability of service, minimize the risk of water line failures, and support the city's long-term sustainability goals. Significant progress was also made on the Eastern Utility Extension project, a critical initiative to expand potable water transmission systems into northeast Aurora. This forward-looking effort is designed to ensure reliable water delivery to meet the demands of the city's rapidly growing northeastern region, underscoring Aurora Water's commitment to proactive infrastructure planning and sustainable growth. Aurora Water also advanced pre-NEPA (National Environmental Policy Act) permitting studies for the Wild Horse Reservoir, a foundational step in expanding storage that is needed for future growth and to enhance resilience during droughts or emergencies. Additionally, efforts to increase potable reuse remained a priority, with the addition of new wells for the Prairie Waters System and exploratory work on further reuse opportunities, bolstering the city's sustainability goals. These accomplishments reflect Aurora Water's dedication to exceptional service, innovative resource management, and preparing for the evolving needs of our growing community.

Aurora residents are active – the city has been rated one of the fittest cities in America – and can embrace the Colorado lifestyle through the city's extensive parks, recreation and open space options. The city has two reservoirs, five award-winning golf courses, 103 parks, six recreation centers, three nature centers, six outdoor pools, four indoor pools, a 27-field sports complex as well as over 8,000 acres of open space and 91 miles of trails to explore. The Beck Recreation Center, built in 1968, will be permanently closed on August 1, 2025 as many of the critical systems are nearing end of their lives. The city completed a section of the High Line Canal with the opening of the pedestrian bridge over I-70. This bridge completes the 71 mile trail that starts near Chatfield State Park and ends near the Green Valley Ranch Golf Course. The pedestrian bridge will enhance recreational opportunities and connectivity by completing nearly two miles of multi-use trail to close the gap between Colfax Avenue and East 32nd Parkway.

The city is committed to continued improvements to the city's transportation network and has made road maintenance a priority; in 2024, the City performed 170 lane miles of mill and overlay work. In addition to the on-going maintenance projects, the city's most significant current project is the I-70/Picadilly Interchange Project. Besides funding from the city, the Aerotropolis Regional Transportation Authority and private developers, the city also received a \$25 million U.S. Department of Transportation BUILD grant for

this project. The project provides infrastructure needed for population and employment growth in the area, improve safety on Tower Road, replace deficient roadways and connect Picadilly Road between Colfax Avenue and Smith Road to improve mobility in the area. Construction began in 2023 and is expected to conclude in late 2025.

In 2024, the City established the Build Up Aurora Infrastructure Task Force, to create a 10-year strategic plan for infrastructure investment. The goal is to develop a sound, multi-year capital planning and investment strategy for the city. This work will be informed by a number of master plans initiated in 2024 including Library; Cultural Services; Public Safety; Transportation; and Parks, Recreation, and Open Space master plans as well as an ADA (Americans with Disabilities Act) Transition Plan update.

Aurora has a number of key factors that position it well for continued future economic growth:

Military Facilities. Buckley Space Force Base is the city's largest employer and hosts the Space Base Delta 2 providing support functions for the country's air operations, space-based missile warning efforts, space surveillance and space communications. With an annual economic impact of \$2.6 billion in 2024, the base supports over 12,000 civilian and military personnel and 94,000 servicemembers, retirees, civilians, contractors and families. The Base operates a satellite system that supplies global surveillance and provides missile warning, missile defense and technical intelligence, tracking and targeting. Major base partners include the Colorado Air National Guard, Aerospace Data Facility-Colorado, Navy Operational Support Center, Army Aviation Support Facility and Air Reserve Personnel Center and supports another 84 base partners located on base and in the community. This includes such companies as Raytheon, Boeing, Northrop Grumman and Lockheed Martin making Colorado the second largest aerospace presence in the nation.

Transportation, Infrastructure and Light Rail. Aurora is located in a strategic transportation hub of the central United States. The city's proximity to DIA, recently ranked the third busiest airport in North America, and Colorado Air and Space Port (formerly Front Range Airport) as well as its strong transportation/mobility base provided by I-70, I-225, E-470 and the Regional Transportation District's FasTracks A and R lines facilitates population growth as well as residential and commercial construction activity across the city.

Anschutz Medical Campus and Fitzsimons Innovation Campus. Located on the 579-acre site of the former Fitzsimons Army Medical Center, the Anschutz Medical Campus and the Fitzsimons Innovation Campus are dedicated to bioscience, biotechnology, healthcare, medical education and advanced research – making it the largest academic health center in the Rocky Mountain region and one of the largest in the nation. It employs 25,000 employees, faculty, and staff, serves 4,500 health sciences students, serves 2 million patients annually, and receives \$705 million in annual sponsored research awards. The Anschutz Medical Campus includes education facilities for physicians and health professionals, the University of Colorado Hospital (ranked No. 1 hospital in Colorado by the U. S. News and World Report's Best Hospitals list), Children's Hospital Colorado (ranked No. 1 on Best Children's Hospital Honor Roll and ranked nationally in 10 pediatric specialties by U. S. News and World Report's Best Children's Hospital list) and the Rocky Mountain Regional Veteran's Administration Medical Center. The Fitzsimons Innovation Campus, the only organization in the Rocky Mountain West that offers specialized life sciences lab and office space for health and life sciences companies from small start-ups to established industry leaders, is recognized internationally for its medical research. While not expected to directly provide major new revenue to the city due to its tax exempt incentivized development, the campus is a major economic engine for the city and surrounding area.

Urban Renewal. Urban renewal revitalizes neighborhoods and spurs economic development, resulting in a diversity of new housing choices, shopping and dining destinations, lodging, commercial office and job creation, and the provision of public gathering places. An identified urban renewal area (URA) has met the criteria as defined by the Colorado State Urban Renewal law.

The Aurora Urban Renewal Authority Board (AURA) works with the development community and other stakeholders to eliminate blight and stimulate development and investment in the city's 21 URA plans, eighteen of which are active, and each of which may have one or more tax increment-generating projects. AURA's efforts are guided by the goals and objectives identified in the urban renewal plan adopted for each URA. Urban renewal and the implementation of tax increment financing (TIF) has resulted in the stimulation of key developments within the city, including the Anschutz Medical Campus and Fitzsimons Innovation Campus, the Gaylord Rockies Resort and Convention Center and new development within the Nine Mile

Station area, the Fitzsimons Boundary Area II, Aurora City Center II, Iliff Station and Havana North Urban Renewal Areas.

To stimulate development across from the Anschutz Medical Campus, the City Council created the Fitzsimons Boundary Area II (Fitz II) URA in 2014. This URA has seen the continued development of Fitzsimons Village, beginning with the 2016 completion of the 364-room full-service Hyatt Regency Hotel and AURA-owned 30,000-square foot Conference Center and parking structure (TIF Area 1). The Forum at Fitzsimons project (AURA-incentivized, TIF Area 4) added a mixed-use project along Colfax, with 397 multifamily rental units and 27,000 square feet of first floor retail/commercial space in 2019. Completed in 2022 is the 363-unit Legacy at Fitzsimons (AURA-incentivized, TIF Area 3), a five-story multifamily rental project offering studios, one and two-bedroom units, and three-story rental townhomes. Finally, the 370-unit Broadleaf Apartments (not incentivized, TIF Area 2) is in the final stages of construction. This eight-story mixed-use market-rate project includes retail uses that will front the park/open space leading to the Hyatt Hotel and Conference Center.

Opened in late 2018, the Gaylord Rockies Resort and Convention Center continues to enhance the economic vitality of the city. Gaylord employs 1,890 staff. It features over 1,500 guest rooms including 114 well-appointed suites and over 485,000 square feet of extraordinary meeting and convention space. The Gaylord is a catalyst for continued development around DIA.

The Nine Mile Station Urban Renewal Area was created in 2014 to stimulate the redevelopment around the adjacent light rail station, specifically the 22-acre Regatta Plaza Shopping Center site. Regatta Plaza was removed from the Nine Mile Station URA to create the Plazas I, II, III and IV urban renewal areas. Located at the northeast corner of Parker Road and I-225, the multi-phased mixed-use transit-oriented development, now known as The Point at Nine Mile Station, featuring residential, retail, and commercial space. All original structures within the Plazas have been demolished and a new 80,000-square foot King Soopers and fuel station, as well as 22,000-square feet of retail space have opened on the site within Plaza I. In 2021 and 2022, AURA sold off the two parcels of Plaza III for the development of two housing projects: 1) The Point Crossing 63-unit affordable housing project (2023 opening); and 2) Nine Mile Apartments, a 260-unit market rate project (under construction). In 2023, AURA sold a parcel of land in Plaza II to accommodate the landing area for the future pedestrian bridge to the light rail station which is set to begin construction in 2025.

Construction has begun on Argenta, the long-awaited redevelopment within the Havana North Urban Renewal Area. Argenta will be an entirely for-sale residential project, with 150 condominium units, 86 upscale townhomes, some 19,700 square feet of neighborhood retail and a 20,000 square foot plaza, providing a central gathering space for residents of the project and the greater community. Construction is underway on the initial phases of the condominium and townhome projects, as well as smaller mixed-use projects that front Havana Street.

The Colorado Science and Technology Park (CSTP) Urban Renewal Area, now branded as the Fitzsimons Innovation Community, was created in 2008 to support the development of a state-of-the-art life sciences research park on the northern half of the Fitzsimons Medical Army Garrison. The initial development of TIF Area 1, in the URA's eastern half included the 2008 addition of a residential and retail village, as well as academic, office and medical facilities. More recent development includes the 2023 opening of the 106-room Benson Hotel and Faculty Club, as well as the first phase of 250 units of the 850-unit Freemont townhome and apartment development. Fitzsimons early learning center, Compositive primary school and Aurora Science and Tech middle school are part of the campus offerings. Bioscience 1 and 2 buildings host a variety of incubator, office, and lab space contributing to health science research within the TIF area. Within TIF Area 2, Bioscience Buildings 3 and 5, totaling a combined 207,000 square feet opened in 2020 and 2022 respectively. Development of Bioscience 4 is continuing with a ground lease option for a future development of a 230,000 square feet life sciences facility. In July 2022, the City Council created TIF Area 2 in the area's western half to help fund over \$84 million in infrastructure, which will facilitate over 4 million-square feet of new commercial development and an estimated 9,000 new jobs at full build-out.

The Fitzsimons Gateway A and Fitzsimons Gateway B urban renewal areas formed in 2015 when they were carved out of the Fitzsimons Boundary Area II Urban Renewal Area. The two sites (4.5 acres) are located at the southeast corner of Colfax Avenue and Peoria Street. In 2019, construction began within the Fitzsimons Gateway A URA on a 140-room Hyatt House Denver/Aurora hotel, including 8,000 square

feet of ground floor retail. The hotel opened in 2021. The Fitzsimons Gateway B site is under construction for a 210-unit affordable housing project.

OTHER INFORMATION

Awards – The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the city for its annual comprehensive financial report for the year ended December 31, 2023. The Certificate of Achievement is a prestigious national award, which recognizes conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for one year. The city has received the certificate for thirty-eight consecutive years. We believe that our current annual comprehensive financial report continues to meet the requirements of the Certificate of Achievement program and we are submitting it to the GFOA.

Acknowledgments – The preparation of the annual comprehensive financial report on a timely basis was made possible by the dedicated service of the staff of the Finance Department and of other city departmental staff who contributed information in the report. Finally, we wish to thank the Mayor and City Council for their continued support.

Respectfully submitted,



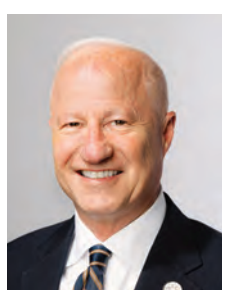
Jason Batchelor
City Manager



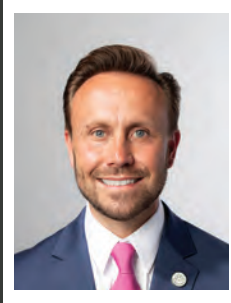
Terri Velasquez
Finance Director

2024

CITY COUNCIL MEMBERS AURORA, COLORADO



Mike Coffman
Mayor



Dustin Zvonek
At Large (Mayor Pro Tem)



Crystal Murillo
Ward I



Steve Sundberg
Ward II



Ruben Medina
Ward III



Stephanie Hancock
Ward IV



Angela Lawson
Ward V



Françoise Bergan
Ward VI



Alison Coombs
At Large



Danielle Jurinsky
At Large



Curtis Gardner
At Large

**Aurora will be
the best city in
Colorado and an
innovative leader
in the region by:**



Creating great neighborhoods



**Emphasizing public safety and
quality services**

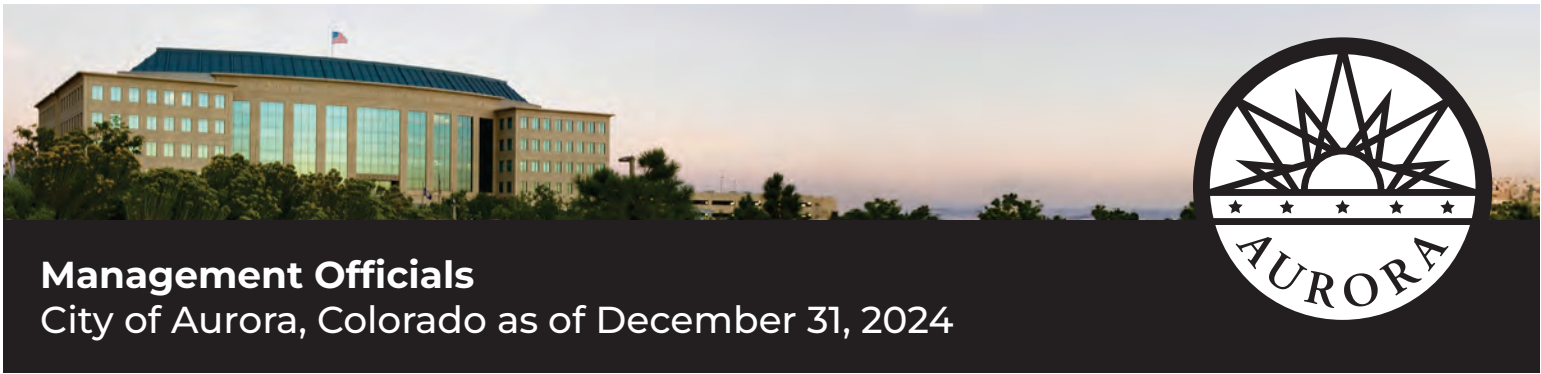


**Encouraging a high-quality and
high-wage economic environment**



**Supporting recreational, cultural,
educational and community
activities for our citizens**

Aurora Municipal Center | 15151 E. Alameda Parkway | 303.739.7015 | AuroraGov.org



Management Officials

City of Aurora, Colorado as of December 31, 2024

City Manager’s Office

Jason Batchelor, City Manager (appointed by City Council)	Since 2015
Laura Perry, Deputy City Manager – Development	Since 2021
Roberto Venegas, Deputy City Manager – Operations	Since 2019

Council Appointees

Candace Atkinson, Municipal Court Administrator	Since 2022
Pete Schulte, City Attorney	Since 2024
Shawn Day, Presiding Judge	Since 2016

Commission Appointees

Matt Cain, Civil Service Administrator	Since 2009
Douglas Wilson, Chief Public Defender	Since 2020

Department Directors

Tina Buneta, Aurora 911	Since 2019
Marshall Brown, Aurora Water	Since 2012
Kim Stuart, Communications	Since 2000
Terri Velasquez, Finance	Since 2015
Alec Oughton, Fire Chief	Since 2022
Jessica Prosser, Housing and Community Services	Since 2020
Scott Newman, Information Technology	Since 2020
Ryan Lantz, Human Resources	Since 2021
Ginger White Brunetti, Library and Cultural Services	Since 2024
Brooke Bell, Parks, Recreation and Open Space	Since 2019
Jeannine Rustad, Planning and Development Services	Since 2022
Todd Chamberlain, Police Chief	Since 2024
Cindy Colip, Public Works	Since 2019



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Aurora
Colorado**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Executive Director/CEO

About the Certificate of Achievement for Excellence in Financial Reporting

For over a century, the Government Finance Officers Association of the United States and Canada (GFOA) has been dedicated to enhancing the professional management of governments for the public benefit. The GFOA's Certificate of Achievement for Excellence in Financial Reporting Program has been promoting the preparation of high quality financial reports since 1945. More than 4,300 governments of all levels (state and local), types (general-purpose and special-purpose), and sizes were awarded the Certificate of Achievement for fiscal years ended in 2023. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for one year.

The City of Aurora has received the Certificate for the last thirty-eight consecutive years, including this most recent year, 2023 and for forty-eight years in total, currently the highest number of certificates for any governmental entity in the State of Colorado. We believe that our 2024 annual comprehensive financial report continues to meet the requirements of the Certificate of Achievement Program and are submitting it to the GFOA for its consideration.



CITY OF AURORA CITY MANAGER ORGANIZATIONAL STRUCTURE

January 2025

RESIDENTS OF AURORA

MAYOR AND CITY COUNCIL

CITY MANAGER
Jason Batchelor

**MICHELLE
CRAWFORD**
Office of
Internal Audit

**JASON
BATCHELOR**
City Manager

POLICE
Todd Chamberlain
Chief

FIRE RESCUE
Alec Oughton
Chief

AURORA 911
Tina Buneta
Director

**ROBERTO
VENEGAS**
Deputy City Manager

FINANCE
Terri Velasquez
Director

**HOUSING AND
COMMUNITY SERVICES**
Jessica Prosser
Director

**COMMUNICATIONS
AND MARKETING**
Kim Stuart
Director

HUMAN RESOURCES
Ryan Lantz
Director

**INFORMATION
TECHNOLOGY**
Scott M. Newman
Chief Information
Officer

**LAURA
PERRY**
Deputy City Manager

PUBLIC WORKS
Earl Wilkinson
Interim Director

**PARKS, RECREATION
AND OPEN SPACE**
Brian Green
Acting Director

**LIBRARY AND
CULTURAL SERVICES**
Ginger White Brunetti
Director

**DEVELOPMENT
SERVICES**
Jacob Cox
Director

**PLANNING
AND BUSINESS
DEVELOPMENT**
Jeannine Rustad
Director

**MARSHALL
BROWN**
General Manager

AURORA WATER

**GENERAL
MANAGEMENT**
Kendall Koca
Interim Director



City of Aurora, Colorado

2024 ANNUAL COMPREHENSIVE
FINANCIAL REPORT

FINANCIAL SECTION

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Independent Auditor's Report

Honorable Mayor and Members of City Council
City of Aurora, Colorado
Aurora, Colorado

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Aurora (the City), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Havana Business Improvement District, the Parkside City Centre Business Improvement District, and the Citadel on Colfax Business Improvement District, which together represent the aggregate discretely presented component units of the City as of December 31, 2024. Those statements were audited by other auditors whose reports have been furnished to us, and our opinions, insofar as it relates to the amounts included for the Havana Business Improvement District, the Parkside City Centre Business Improvement District, and the Citadel on Colfax Business Improvement District are based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matters

As discussed in Notes 19 and 20 to the financial statements, in 2024, the City adopted new accounting guidance GASB 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

As discussed in Note 20 to the financial statements, in 2024, the City had a change in the reporting entity. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison, pension, and other postemployment benefit information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules and the Local Highway Finance Report as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules and the Local Highway Finance Report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory, the statistical section, and the other schedules as listed in the table of contents but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Forvis Mazars, LLP

Denver, Colorado
June 30, 2025



Management of the city of Aurora, Colorado (the city) offers readers of the city's financial statements this overview and analysis of the basic financial statements of the city as of and for the year ended December 31, 2024. Readers should consider the information presented in this discussion and analysis in conjunction with additional information furnished in our letter of transmittal, which can be found on pages i-vii of this report, and the city's financial statements, which begin on page 1.

Financial Highlights

Financial highlights are presented in this discussion and analysis to help with the assessment of the city's financial activities.

- The city's assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources at the end of 2024 by \$7.5 billion (*net position*). Of this amount, \$392.0 million, or 5.2%, was unrestricted and may be used to meet the city's ongoing obligations.
- Citywide net position increased \$463.9 million in 2024.
- At December 31, 2024, the city's governmental funds reported combined ending fund balances of \$643.4 million, an increase of \$26.0 million from the prior year. Approximately 50.1% of the fund balance is not restricted and is available for spending at the government's discretion. The fund balance, exclusive of restricted fund balance, is classified as follows: \$62.4 million committed, \$216.2 million assigned and \$43.6 million unassigned.
- The city's General Fund total revenues were over budget \$10.2 million and total expenditures were under budget by \$5.6 million during 2024.
- Capital improvement and capital outlay activity increased \$583.1 million during 2024.
- The city's total bonded and certificate of participation debt increased \$105.2 million during the year.

Overview of the Basic Financial Statements

The basic financial statements consist of a) citywide financial statements, b) fund financial statements and c) notes to the financial statements. This report also contains required and other supplementary information in addition to the basic financial statements themselves.

Citywide Financial Statements - The citywide financial statements are designed to provide readers with a broad longer-term overview of the city's finances. While these statements assist in evaluating finances of the city in its entirety, city council and investors refer to the fund financial statements to make spending and borrowing decisions as the availability of resources is controlled at the fund level. The citywide statements use the accrual basis of accounting, which is similar to the accounting used by most private-sector businesses. Certain interfund activities, including interfund balances, transfers, and internal billings, are eliminated in the aggregation of data for the citywide statements. The citywide statements include not only the city itself, but also legally separate component units, entities for which the city is financially accountable. Accordingly, the citywide statements are divided into two groups, the "primary government" and "component units" (discretely presented). The primary government includes all activities of the city (including blended component units) except fiduciary funds. Fiduciary funds are not included in these statements because resources of these funds are not available to support city programs.

Activities of the primary government are aggregated into two activity types: governmental and business-type.

Governmental Activities reflect the basic services of the city including: judicial, police, fire, public safety communications, public works (streets), culture and recreation (parks, libraries, recreation services), economic development, community services and general government (administration and other activities). Governmental activities are primarily supported by taxes. Activities of the internal service funds are included in the governmental activities as services provided by these funds predominantly benefit governmental activities.

Business-type Activities include functions that are intended to recover all or a significant portion of their costs through user fees and charges. Business-type activities of the city include water, wastewater and golf course operations.

The citywide financial statements consist of a statement of net position and a statement of activities. These statements can be found on pages 1 through 3 of this report.

The *Statement of Net Position* presents information about the city's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the city is improving or deteriorating.

The *Statement of Activities* provides information showing how the city's net position changed during the year. The statement of activities is in a format that presents expenses, revenues and net revenues by "function", a broad grouping of services provided to citizens. The format of this statement shows the extent to which a function is self-financing through user fees and other function-related revenues or if it is supported through taxes and other general revenues of the city.

Fund Financial Statements - A fund is a grouping of related accounts that is used to maintain control over resources that are segregated by external and internally adopted laws and agreements for specific activities or objectives. The city uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the city can be divided into three categories: governmental, proprietary and fiduciary.

Governmental funds account for essentially the same functions reported as governmental activities in the citywide financial statements. Unlike the citywide statements, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources as well as balances of resources available at year-end. The governmental fund financial statements provide a detailed short-term view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the city's programs. Because the fund financial statements do not encompass the long-term focus of the citywide statements, additional information is provided that reconciles the governmental fund financial statements to the citywide statements and explains the differences between them. The city has two major governmental funds: the General Fund and the City Capital Projects Fund. The governmental fund financial statements can be found on pages 5 through 8 of this report.

The city maintains two types of *proprietary funds*: enterprise and internal service. Enterprise funds report the same functions as presented in the business-type activities on the citywide statements. The city has two major proprietary funds: the Water Fund and the Wastewater Fund. The Golf Fund is not a major fund but is presented in a separate column because it is the only nonmajor proprietary fund. Internal service funds are an accounting mechanism used to accumulate and allocate costs internally among the city's various functions. The city uses internal service funds to account for fleet maintenance and risk management. Because these services predominantly benefit government rather than business-type functions, they have been included within governmental activities in the citywide financial statements. The proprietary fund financial statements can be found on pages 10 through 15 of this report.

Fiduciary funds are used to account for resources held for the benefit of parties outside the city. Fiduciary funds are not reflected in the citywide financial statements because the resources of these funds are not available to support city programs. The fiduciary fund financial statements can be found on pages 17 and 18 of this report.

The *notes to the basic financial statements* provide additional information that is essential to a full understanding of the data provided in the citywide and the fund financial statements. The notes to the basic financial statements begin on page 21 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* highlighting various information for the city's defined benefit pension and other postemployment benefit plans, and a comparison of the General Fund's original and final budget to actual budgetary revenue and expenditures. Required supplementary information begins on page 109 of this report.

Citywide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the city, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$7.5 billion at the close of the fiscal year as shown in Chart 1.

The largest portion of the city's net position, \$6.7 billion, reflects its investment in capital assets less the outstanding portion of the debt that was issued to acquire or construct those assets. The city uses these assets to provide services to citizens; consequently, these amounts are not available for future spending. Although the city's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

Citywide Net Position December 31, 2024 (in thousands)

	Governmental Activities				Business-type Activities				Citywide Totals			
	2024	2023 (as restated)	Change	%	2024	2023 (as restated)	Change	%	2024	2023 (as restated)	Change	%
Current and other assets	\$ 932,108	\$ 887,212	\$ 44,896	5.1	\$ 408,958	\$ 425,556	\$ (16,598)	(3.9)	\$ 1,341,066	\$ 1,312,768	\$ 28,298	2.2
Capital assets, net	4,271,865	3,987,088	284,777	7.1	3,385,439	3,087,131	298,308	9.7	7,657,304	7,074,219	583,085	8.2
Total Assets	5,203,973	4,874,300	329,673	6.8	3,794,397	3,512,687	281,710	8.0	8,998,370	8,386,987	611,383	7.3
Deferred outflows of resources	106,580	117,652	(11,072)	(9.4)	36,226	38,107	(1,881)	(4.9)	142,806	155,759	(12,953)	(8.3)
Current and other liabilities	106,060	110,079	(4,019)	(3.7)	75,856	88,235	(12,379)	(14.0)	181,916	198,314	(16,398)	(8.3)
Noncurrent liabilities	504,096	505,133	(1,037)	(0.2)	846,971	718,529	128,442	17.9	1,351,067	1,223,662	127,405	10.4
Total Liabilities	610,156	615,212	(5,056)	(0.8)	922,827	806,764	116,063	14.4	1,532,983	1,421,976	111,007	7.8
Deferred inflows of resources	137,125	115,114	22,011	19.1	3,390	1,915	1,475	77.0	140,515	117,029	23,486	20.1
Net Position:												
Net investment in capital assets	4,034,712	3,750,665	284,047	7.6	2,691,675	2,381,241	310,434	13.0	6,726,387	6,131,906	594,481	9.7
Restricted	317,163	254,216	62,947	24.8	32,083	20,749	11,334	54.6	349,246	274,965	74,281	27.0
Unrestricted	211,397	256,745	(45,348)	(17.7)	180,648	340,125	(159,477)	(46.9)	392,045	596,870	(204,825)	(34.3)
Total net position	\$ 4,563,272	\$ 4,261,626	\$ 301,646	7.1	\$ 2,904,406	\$ 2,742,115	\$ 162,291	5.9	\$ 7,467,678	\$ 7,003,741	\$ 463,937	6.6

Chart 1

As shown in Chart 1, total restricted net position at the end of 2024 was \$349.2 million. This amount represents net resources where use is constrained by external requirements dictating how the funds are to be used. Restrictions result from grant requirements, legislation, agreements, or other requirements of the specific revenue source. The remaining net position of \$392.0 million is unrestricted. While there were no outside restrictions on these funds, city policies and budget plans limit the use of these amounts. Policy and budget plan limitations include: council policy reserve, enhanced development review program, commitment of surcharges to fund certain public safety programs, payment of long-term liabilities, and project-length appropriations.

Governmental activities net position increased \$301.6 million. Capital assets increased \$284.8 million due to the addition of contributed arterial and local roads as well as capital projects, either completed or in progress, including the road overlay and improvement projects, traffic signal improvements, parks and open space projects, building improvements and subscription-based information technology arrangements. Deferred outflows of resources decreased \$11.1 million primarily due to the changes in pensions per the actuary study; \$6.2 million decrease in the pension earnings, \$1.8 million decrease in pension proportionate share, and \$5.6 million decrease in pension and OPEB assumption changes offset by an increase of \$1.9 million in pension contributions and an increase of \$0.9 million in pension experience. Noncurrent liabilities decreased \$1.0 million primarily due to an increase in financed purchase agreements from direct borrowings offset by the city's payments on existing debt and the implementation of GASB Statement No. 101, *Compensated Absences*, in 2024. Deferred inflows of resources increased \$22.0 million mainly due to property taxes increases of \$2.3 million in the General Fund and \$14.6 million in the General Improvement Districts (GIDs) and \$1.5 million increase for the opioid settlement. The net investment in capital assets increase of \$284.0 million is a result of 2024 construction improvement projects and capital asset purchases. The increase in restricted net position of \$62.9 million is primarily a result of accumulating balances of impact fees, increased amounts held for future development projects by Aurora Urban Renewal Authority (AURA), and advanced grant funding. The decrease in unrestricted net position of \$45.3 million is primarily due to increased investment activity in capital assets.

Business-type activities net position increased \$162.3 million. Capital assets increased \$298.3 million from water and sewer contributed mains and construction either completed or in progress for various water and sewer improvement projects. Significant additions in 2024 include land and water rights purchases of \$105.0 million, contributed mains valued at \$52.6 million, and other water and sewer improvement projects. These increases were partially offset by accumulated depreciation. Current and other liabilities decreased by \$12.4 million primarily due to a decrease in accounts payable due to higher construction related accruals in the prior year. Noncurrent liabilities increased \$128.4 million due to the issuance of \$138.4 million in Water Enterprise revenue bonds to finance the costs of numerous capital projects offset by the city's payments on bonded debt for business-type activities existing in 2024. Deferred inflows of resources increased \$1.5 million due to decreased

performance on pension plan earnings. The net investment in capital assets increase of \$310.4 million is a result of 2024 capital asset purchases as well as the issuance of bond proceeds in December 2024, which were all unspent at year-end in the amount of \$151.5 million.

Citywide Changes in Net Position Year Ended December 31, 2024 (in thousands)

	Governmental Activities				Business-type Activities				Citywide Totals			
	2024	2023 (as restated)	Change	%	2024	2023 (as restated)	Change	%	2024	2023 (as restated)	Change	%
REVENUES:												
Program Revenues:												
Charges for services	\$ 71,867	\$ 80,234	\$ (8,367)	(10.4)	\$ 265,817	\$ 223,379	\$ 42,438	19.0	\$ 337,684	\$ 303,613	\$ 34,071	11.2
Operating grants and contributions	77,656	49,507	28,149	56.9	3,121	3,284	(163)	(5.0)	80,777	52,791	27,986	53.0
Capital grants and contributions	278,148	211,973	66,175	31.2	141,871	158,166	(16,295)	(10.3)	420,019	370,139	49,880	13.5
General Revenues:												
Taxes												
Sales and use	381,208	381,986	(778)	(0.2)	-	-	-	-	381,208	381,986	(778)	(0.2)
Property	106,963	90,391	16,572	18.3	-	-	-	-	106,963	90,391	16,572	18.3
Other	60,599	62,178	(1,579)	(2.5)	-	-	-	-	60,599	62,178	(1,579)	(2.5)
Grants and contributions not restricted to specific programs	23,123	7,797	15,326	196.6	154	-	154	-	23,277	7,797	15,480	198.5
Unrestricted investment returns	29,173	31,407	(2,234)	7.1	12,425	16,870	(4,445)	26.3	41,598	48,277	(6,679)	13.8
Total revenues	1,028,737	915,473	113,264	12.4	423,388	401,699	21,689	5.4	1,452,125	1,317,172	134,953	10.2
EXPENSES:												
General government	91,871	73,695	18,176	24.7	-	-	-	-	91,871	73,695	18,176	24.7
Judicial	18,653	17,426	1,227	7.0	-	-	-	-	18,653	17,426	1,227	7.0
Police	167,695	154,414	13,281	8.6	-	-	-	-	167,695	154,414	13,281	8.6
Fire	99,761	91,477	8,284	9.1	-	-	-	-	99,761	91,477	8,284	9.1
Other public safety	30,864	26,860	4,004	14.9	-	-	-	-	30,864	26,860	4,004	14.9
Public works	114,265	109,775	4,490	4.1	-	-	-	-	114,265	109,775	4,490	4.1
Economic development	99,588	88,555	11,033	12.5	-	-	-	-	99,588	88,555	11,033	12.5
Community services	28,384	27,369	1,015	3.7	-	-	-	-	28,384	27,369	1,015	3.7
Culture and recreation	66,462	59,686	6,776	11.4	-	-	-	-	66,462	59,686	6,776	11.4
Unallocated depreciation	1,884	1,884	-	-	-	-	-	-	1,884	1,884	-	-
Interest on debt	7,664	7,790	(126)	(1.6)	-	-	-	-	7,664	7,790	(126)	(1.6)
Water	-	-	-	-	155,089	147,286	7,803	5.3	155,089	147,286	7,803	5.3
Wastewater	-	-	-	-	95,013	85,580	9,433	11.0	95,013	85,580	9,433	11.0
Golf	-	-	-	-	10,995	9,836	1,159	11.8	10,995	9,836	1,159	11.8
Total expenses	727,091	658,931	68,160	10.3	261,097	242,702	18,395	7.6	988,188	901,633	86,555	9.6
Increase in net position before transfers	301,646	256,542	45,104	17.6	162,291	158,997	3,294	2.1	463,937	415,539	48,398	11.6
Transfers	-	989	(989)	(100.0)	-	(989)	989	(100.0)	-	-	-	-
Increase in net position	301,646	257,531	44,115	17.1	162,291	158,008	4,283	2.7	463,937	415,539	48,398	11.6
Net position January 1, as adjusted or restated	4,261,626	4,004,095	257,531	6.4	2,742,115	2,584,107	158,008	6.1	7,003,741	6,588,202	415,539	6.3
Net position December 31	\$ 4,563,272	\$ 4,261,626	\$ 301,646	7.1	\$ 2,904,406	\$ 2,742,115	\$ 162,291	5.9	\$ 7,467,678	\$ 7,003,741	\$ 463,937	6.6

Chart 2

Expenses Financed through Program Revenues – Governmental Activities

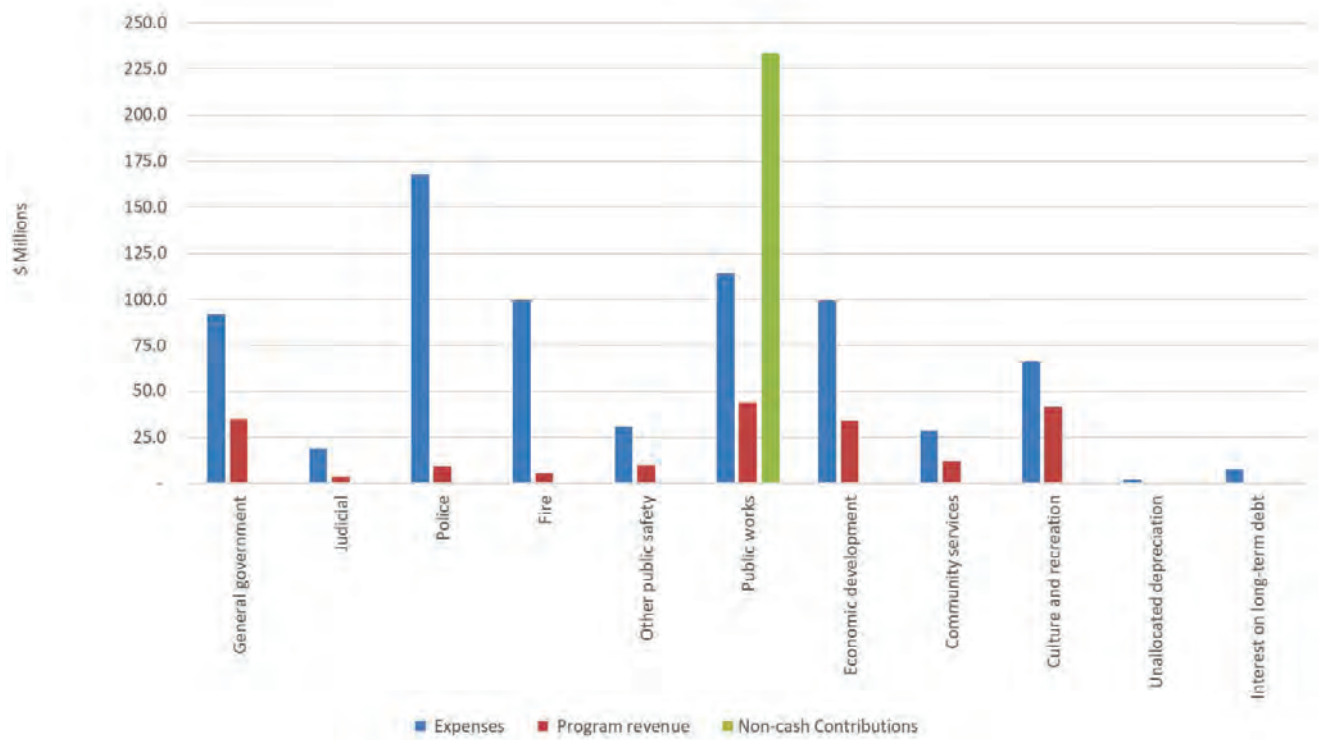


Chart 3

Revenues by Source – Governmental Activities

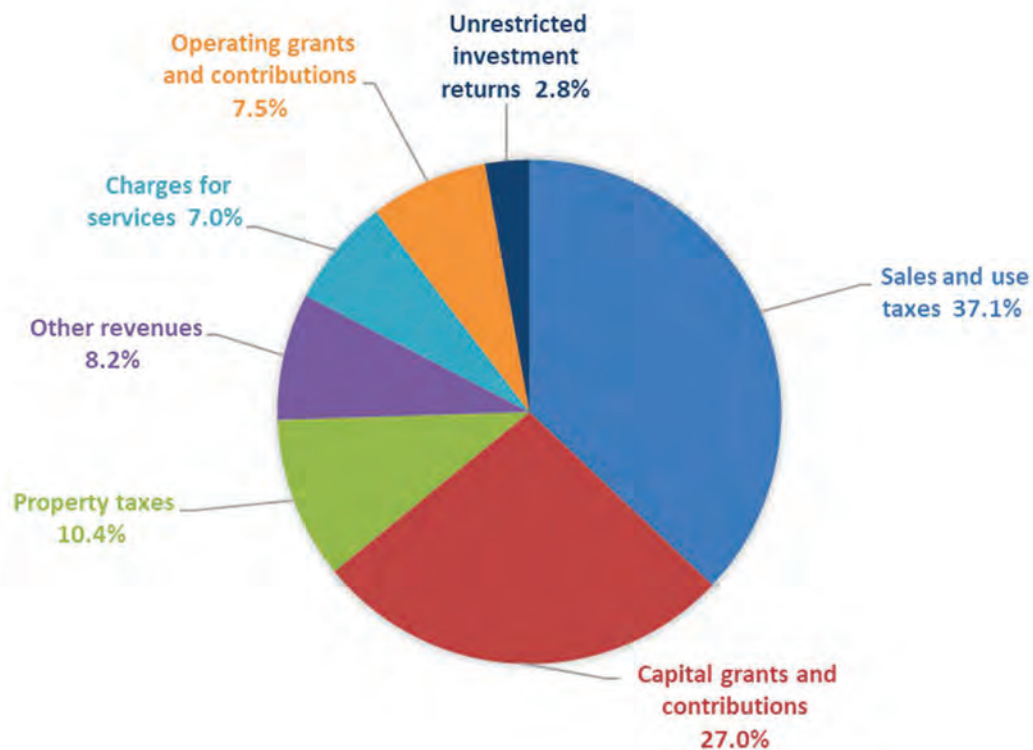


Chart 4

Refer to Chart 2 for changes in net position. Charts 3 and 4 graphically illustrate information concerning governmental activities revenues and expenses while Charts 5 and 6 graphically illustrate information concerning business-type activities revenues and expenses.

Governmental activities changes in net position

Total revenues increased \$113.3 million or 12.4%. Capital grants and contributions increased \$66.2 million, primarily due to an increase in non-cash contributions in the form of donated roads, an increase of \$62.5 million as compared to 2023. Non-cash contributions fluctuate year over year based on the amount of development in the city coupled with the timing of project completions. Operating grants and contributions increased \$28.1 million primarily due to funding associated with the Aurora Regional Navigation Campus, a \$26.5 million acquisition which utilized funding from multiple sources, including the American Rescue Plan Act, Colorado Department of Local Affairs, Community Development Block CARES Act and the HOME Investment Partnerships American Rescue Plan Program. Property taxes increased \$16.6 million due to the continued economic growth and development across the city.

Total governmental activities expenses increased \$68.2 million or 10.3%. Most department expenses increased due to an overall increase of \$41.6 million in personnel costs associated with merit pay allocations and increased staffing levels. Other significant increases included \$7.2 million in professional service expense, which was largely due to funds spent on the Aurora Mental Health Clinic, \$4.8 million in Police pension expense and \$4.0 million in Fire pension expense.

Business-type activities changes in net position

Total revenues for business-type activities increased \$21.7 million or 5.4%. Charges for services increased \$42.4 million due to fee increases and a historically dryer weather pattern in the spring resulting in greater water usage by customers. Capital grants and contributions decreased \$16.3 million, primarily due to fewer non-cash contributions of mains and infrastructure completed by developers. Unrestricted investment earnings decreased by \$4.4 million, which was largely attributable to decreased cash and investment balances, as significant investments in capital assets were made during 2024.

Total business-type activities expenses increased \$18.4 million with increases in operating expenses occurring across all business-type activities. Cost of Sales increased \$16.0 million mainly due to increases in personnel expenses of \$6.6 million associated with merit pay allocations and increased staffing levels, increases in water treatment and disposal of \$2.5 million due to increased annual service charges, and increases in professional services of \$1.6 million.

Expenses and Charges for Services – Business-type Activities

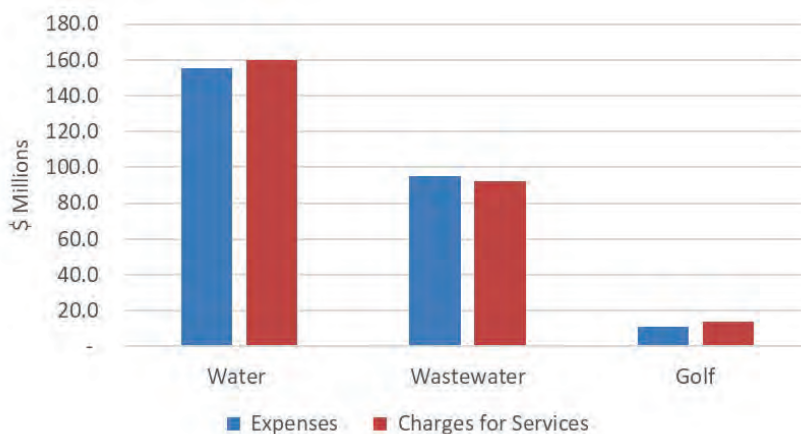
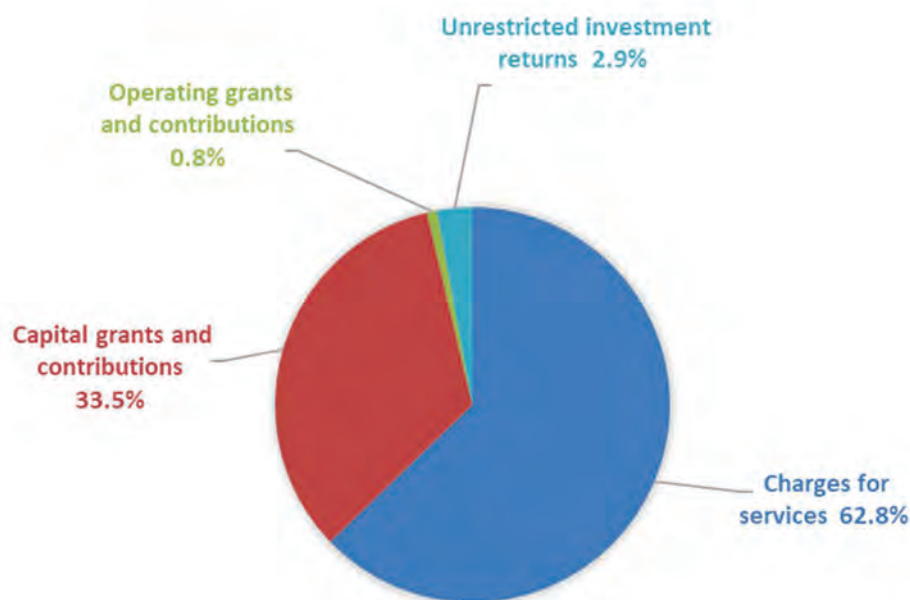


Chart 5

Revenues by Source – Business-type Activities**Chart 6*****Financial Analysis of the Government's Major Funds*****General Fund**

The General Fund is the main operating fund of the city. At the end of 2024, total fund balance for the General Fund was \$169.9 million, a \$1.6 million, or 0.9%, increase over 2023. The increase in fund balance of the General Fund is a result of total revenues of \$523.9 million as well as other financing sources of \$0.4 million and total expenditures of \$439.2 million as well as other financing uses of \$83.5 million. In 2024, revenues, excluding transfers, increased \$8.0 million, or 1.5%, which was largely attributable to increased property tax collections associated with property value reassessments and increased intergovernmental revenues associated with motor vehicle registrations. Expenditures, excluding transfers, increased \$41.3 million, or 10.4%, mainly due to increased personnel expenses, security related expenses including cybersecurity, and inflation. Transfers out decreased \$22.9 million, or 21.9%, primarily due to a large \$28.9 million transfer in 2023 for the creation of the Transportation Maintenance Fund. The 2024 fund balance includes: \$19.2 million restricted fund balance comprised mainly of the \$10.8 million "Taxpayer Bill of Rights" (TABOR) cash reserve, \$3.1 million of the city's share from the Metro Football Stadium District for the sale of the Denver Broncos, \$1.7 million from the HB 21-1162 fees collected on plastic bags, and the \$1.7 million moral obligation pledge on an AURA revenue note's debt service reserve fund; \$50.2 million committed fund balance comprised mainly of the \$43.9 million 10% policy reserve and \$3.6 million tree program; \$56.9 million assigned fund balance is primarily comprised of \$36.9 million assigned to payment of long-term liabilities, \$12.1 million assigned to encumbrances and \$4.4 million assigned to economic development; and \$43.6 million for the unassigned fund balance operating reserve.

The unassigned General Fund balance is comprised of three components: \$5.0 million held for cyberinsurance/ADA accessibility, \$25.9 million held for Recession Reserve, and \$12.7 million held for Operating Reserve. Each component of the unassigned General Fund balance was approved by City Council during the adoption of the 2024 budget. The Recession Reserve is calculated as 5% of budgetary expenditures in the General Fund and the Operating Reserve has a minimum target policy range of 1% to 3% of annual budgetary revenues and is intended to be spendable in limited circumstances as determined appropriate and necessary by City Council. City policy provides for restoring the Operating Reserve to those levels as quickly as feasible. The Operating Reserve is 2.5% of 2024 annual budgetary revenues which is within the target range specified by City Council. Total General Fund unassigned fund balance was \$43.6 million at December 31, 2024 and \$52.0 million at December 31, 2023. Total General Fund funds available was 21.1% of total General Fund budgetary revenues in 2024, compared to 21.0% in 2023.

It is the city's policy to hold a minimum 10% of the General Fund's adjusted budgetary operating expenditures for the year in the General Fund committed reserves. General Fund adjusted budgetary operating expenditures, for purposes of calculating this 10% Policy Reserve, exclude capital and development related expenditures and expenditures related to funding two police officers per 1,000 citizens, which are funded with voter approved sales and use taxes. At the end of 2024, the 10% Policy Reserve balance meets the minimum 10% policy.

The TABOR Reserve is restricted for emergencies for fund balance purposes. This balance, along with the real property recorded citywide, accounts for the emergency reserve required by TABOR, a State constitutional amendment (Note 18). TABOR specifies that local governments are permitted to use reserve funds for emergencies with the requirement that the reserve funds be restored to 3% of fiscal year spending in the following fiscal year. The city management believes it is in compliance with the provisions of the TABOR amendment at December 31, 2024.

City Capital Projects Fund

The City Capital Projects Fund, another major fund for the city, accounts for financial resources and activities used for the construction and acquisition of major capital projects. Funding is primarily from charges for services including capital impact fees that defray the cost of capital needs on new development in order to serve growth while maintaining levels of service and intergovernmental grant funding including federal, state and pass-through funding. At December 31, 2024, total fund balance for the City Capital Projects Fund was \$247.8 million. Of this, \$127.6 million was restricted for specific grant purposes as well as capital impact fees collected for open space development, transportation projects and public safety infrastructure; \$120.2 million was assigned to fund city capital improvements of which virtually all has been appropriated to specific projects; and \$99.0 thousand was committed for the city's restaurant loan program. In 2024, revenues, excluding transfers, decreased \$6.5 million as a result of \$9.9 million in decreased charges for services primarily from capital impact fees associated with fewer commercial and multi-family dwelling permits; this decrease was offset by an increase of \$3.8 million in intergovernmental revenues related to the Picadilly and I-70 interchange project and the Multimodal Transportation Master Plan in 2024. Expenditures, excluding transfers, increased \$10.8 million as a result of spending of capital impact fees and intergovernmental funding on city capital projects, including the Colfax Bus Rapid Transit system and the Picadilly and I-70 interchange project.

Water Fund

The Water Fund is a major proprietary fund within the city which accounts for the acquisition of water and water rights and the operation and maintenance of the water plants and distribution systems. Funding is primarily from tap and user fees; the Water Fund receives no funds from taxes or the city's General Fund. Charges for services increased in 2024 by \$31.3 million, or 24.4%, primarily due to increased utility sales because of a dryer than normal spring resulting in increased outdoor water usage. Operating expenses increased \$7.9 million, or 6.0%, due to increases in cost of sales and services, associated with inflation, and depreciation. Net nonoperating revenues (expenses) decreased \$4.0 million mainly due to the reduction of market returns on investments resulting from decreased cash and investment balances in 2024 as compared to 2023. Net position increased \$108.8 million primarily due to capital contributions from developers of \$93.5 million as a result of continued growth within the city; coupled with net income before capital contributions and transfers of \$15.3 million.

Wastewater Fund

The Wastewater Fund is also a major proprietary fund within the city which accounts for the systems and operations used in treating and disposing of wastewater from sanitary wastewater and storm drain activities. Wastewater Fund funding, similar to the Water Fund, is primarily from tap and user fees; no funds from taxes or the city's General Fund are received. Charges for services increased in 2024, by \$9.6 million or 11.6%, as a result of the 2024 rate increases and increased usage. Operating expenses increased \$9.0 million or 11.0%. Significant increases included \$3.6 million in personnel expenses associated with merit pay allocations and increased staffing levels, \$2.5 million in water treatment and disposal due to increased annual service charges, \$1.3 million in professional service expenses, and \$0.6 million in allocated administrative expenses. Net position increased \$50.8 million due to capital contributions from developers of \$48.3 million and net income before capital contributions and transfers of \$2.4 million.

General Fund Budgetary Highlights

General Fund revenues for 2024 were greater than budget by \$10.2 million primarily due to higher sales tax audit revenue collections than projected and increased intergovernmental revenue related to FASTER fees for vehicle registration.

For 2024, General Fund revenue, net of transfers, increased 1.0% on a budgetary basis (1.5% per GAAP basis), above the growth experienced in 2023. The combination of sales and use tax is the most significant source of revenue, generating 67.3% of the total General Fund GAAP revenue, net of transfers. Property tax represents an important secondary general revenue source. Property tax collections were 10.6% of the total General Fund budgetary and 10.5% of GAAP revenues, net of transfers, in 2024.

General Fund expenditures were \$5.6 million under budget. Ending 2024 funds available were \$3.3 million higher than original budget and \$15.8 million higher than the final budget. The city expects to maintain its financial condition through continued control over the growth of city expenditures and through evaluation of options for enhancing revenues.

A review of actual expenditures compared to appropriations, as well as original budgets compared to final budgets, yielded no significant increases or decreases.

Capital Assets and Debt Administration

Capital Assets

The city's capital assets for its governmental and business-type activities as of December 31, 2024 were valued at \$7.7 billion (net of accumulated depreciation). Asset types include land and water rights, buildings and improvements, infrastructure, machinery and equipment, construction in progress, leases and SBITAs. The city uses these assets to provide services to its citizens. Additional information on the city's capital assets can be found in the notes to the basic financial statements (Note 6).

Comparative Schedule of Capital Assets - net of accumulated depreciation December 31, 2024 and 2023 (in thousands)

	Governmental Activities			Business-type Activities			Citywide Totals		
	2024	2023	Change	2024	2023	Change	2024	2023	Change
Land and water rights	\$ 472,854	\$ 441,756	\$ 31,098	\$ 756,831	\$ 649,310	\$ 107,521	\$ 1,229,685	\$ 1,091,066	\$ 138,619
Buildings and improvements	250,963	190,177	60,786	485,389	495,571	(10,182)	736,352	685,748	50,604
Infrastructure	3,362,579	3,135,583	226,996	1,687,245	1,599,338	87,907	5,049,824	4,734,921	314,903
Machinery and equipment	66,885	61,126	5,759	30,867	30,786	81	97,752	91,912	5,840
Construction in progress	111,055	147,132	(36,077)	425,076	311,995	113,081	536,131	459,127	77,004
Lease assets	1,464	2,314	(850)	31	131	(100)	1,495	2,445	(950)
Subscription assets	6,065	9,000	(2,935)	-	-	-	6,065	9,000	(2,935)
Totals	\$ 4,271,865	\$ 3,987,088	\$ 284,777	\$ 3,385,439	\$ 3,087,131	\$ 298,308	\$ 7,657,304	\$ 7,074,219	\$ 583,085

Chart 7

Major capital asset activity for the year ended December 31, 2024 included the following:

Governmental Activities Capital Assets

- Land and water rights increased primarily as a result of the land under 2024 contributed arterial and local roads valued at \$15.7 million, commercial easements of \$11.5 million, and land associated with the Aurora Regional Navigation Campus of \$3.7 million.
- Buildings and improvements increased due to current year additions of \$23.1 million, mainly consisting of the Aurora Regional Navigation Campus, and completed capital projects of \$47.4 million, the majority of which was associated with the completion of the Aurora Southeast Recreation Center. Current year additions and transfers were offset by \$9.1 million in accumulated depreciation.
- Infrastructure increased as a result of numerous projects and improvements undertaken across the city. The most significant items included \$206.3 million in contributed arterial and local roads and \$85.0 million of completed projects transferred from construction in progress. These projects included \$35.2 million for street overlays and improvements, \$9.1 million for the Tollgate Creek Trail Extension, \$8.6 million for the Harvest Powhatan Connection, \$7.4 million in traffic signals, \$7.3 million for improvements to the Highline Canal Trail, \$6.8 million for priority transportation projects, \$4.1 million in traffic calming improvements, and various other improvement projects. This increase was partially offset by net additions to accumulated depreciation of \$25.6 million.
- Construction in progress decreased \$36.1 million due to \$98.9 million of additions offset by \$135.0 million in completed projects that were transferred to other capital asset categories including machinery and

equipment, buildings and infrastructure during 2024. Several significant additions included \$30.8 million in overlays and improvements, \$19.0 million for the I-70 Picadilly Interchange, \$11.7 million for the Colfax Bus Rapid Transit system, \$4.5 million in priority transportation projects, \$3.6 million in new traffic signals and traffic signal replacements, \$2.3 million in traffic calming improvements, and many smaller projects. The additions were offset by significant projects transferred out upon completion, including the transfers into completed infrastructure mentioned above.

Business-type Activities Capital Assets

- Land and water rights increased primarily due to \$105.0 million in purchases and \$2.5 million of transfers of water rights in progress. Purchases included \$79.5 million in water rights and \$25.2 million in land and easements. Among the year's notable achievements was the \$77.3 million acquisition of 5,475 acres of farmland and associated water rights from C&A Companies in Otero County, Colorado.
- The buildings and improvements decreased mainly as a result of depreciation of \$15.9 million off set by \$5.7 million in completed projects transferred from construction in progress.
- Infrastructure increased mainly due to water and sewer mains contributed by developers valued at \$52.6 million. In addition, there was \$72.8 million in transfers from construction in progress for various projects. The major projects transferred included \$18.9 million for new water and sewer lines, \$10.6 million in water rehabilitation projects, \$6.9 million for the new automated meter reading system, \$4.9 million in sewer replacement projects, \$4.8 million in storm drainage improvements, \$4.6 million in line replacements, \$4.2 million for water storage, and various other small projects. This increase is offset by net additions to depreciation of \$37.1 million.
- As the city and economy continue to grow, additions and improvements to water infrastructure are undertaken. Construction in progress increased \$113.0 million due to \$197.0 million of additions offset by \$83.2 million in completed projects that were transferred to other capital asset categories in 2024. Significant additions included \$28.0 million in the Senac Creek Interceptor project, \$25.4 million in the First Creek Interceptor project, \$19.8 million for transmission and distribution mains, \$13.9 million related to the Wild Horse Reservoir, \$11.4 million for the Prairie Waters North Campus Expansion, \$10.6 million in water rehabilitation projects, \$6.9 million for the new automated meter reading system, \$5.0 million in sewer line replacements, \$4.8 million in storm drainage improvements, and \$4.6 million in line replacements. This increase was offset by significant projects transferred out upon completion, which included the transmission and distribution mains, the water rehabilitation projects, the new automated meter reading system, and various other improvement and rehabilitation projects.

Debt Administration

At the end of 2024, the city had total bonded debt of \$772.6 million and \$163.4 million in certificates of participation (COPs). COPs are issued for particular projects and are repaid from financed purchase agreement payments made by the city for use of the acquired property. Aurora Capital Leasing Corporation (ACLC), a blended component unit, issues the COPs. Outstanding debt by activity at December 31, 2024, and 2023 was as follows:

Comparative Schedule of Outstanding Debt December 31, 2024 and 2023 (in thousands)

	Primary Government								
	Governmental Activities			Business-type Activities			Citywide Totals		
	2024	2023	Change	2024	2023	Change	2024	2023	Change
General Obligation Bonds	\$ 2,025	\$ 2,273	\$ (248)	\$ -	\$ -	\$ -	\$ 2,025	\$ 2,273	\$ (248)
Revenue Bonds	-	-	-	770,581	652,764	117,817	770,581	652,764	117,817
Total Bonded Debt	2,025	2,273	(248)	770,581	652,764	117,817	772,606	655,037	117,569
Certificates of Participation	163,430	175,775	(12,345)	-	-	-	163,430	175,775	(12,345)
Totals	\$ 165,455	\$ 178,048	\$ (12,593)	\$ 770,581	\$ 652,764	\$ 117,817	\$ 936,036	\$ 830,812	\$ 105,224

Chart 8

Citywide net bonded and COP debt increased \$105.2 million primarily due to the 2024 Water Enterprise Revenue Bonds issuance of \$138.4 million to finance the costs on numerous capital projects. This was offset by scheduled principal payments of \$12.3 million in COP payments, \$248,000 in bonded debt payments for governmental activities and \$20.6 million in bonded debt payments for business-type activities.

In 2024, Fitch Ratings upgraded the city's Issuer Default Rating (IDR) to AAA, the highest possible credit rating granted on the Fitch scale. Also, in 2024, both S&P and Fitch affirmed the Water Fund's AA+ rating. In 2023, Moody's affirmed the city's General Obligation issuer rating to Aaa, the highest rating possible. Furthermore, in 2023 the Wastewater Fund was assigned ratings of AAA from Fitch and AA+ from S&P. The city's Certificates of Participation ratings (subject to appropriation) are one notch below the city's General Obligation ratings.

The City Charter imposes a limit upon general obligation debt (other than debt issued for water purposes) of 3% of the assessed value of property subject to city general property tax. Additional information on the city's legal debt margin can be found in the Statistical Section of this report, Exhibit A-16, and additional information on the city's debt can be found in the notes to the basic financial statements (Note 7).

Economic Factors and Rate Increases

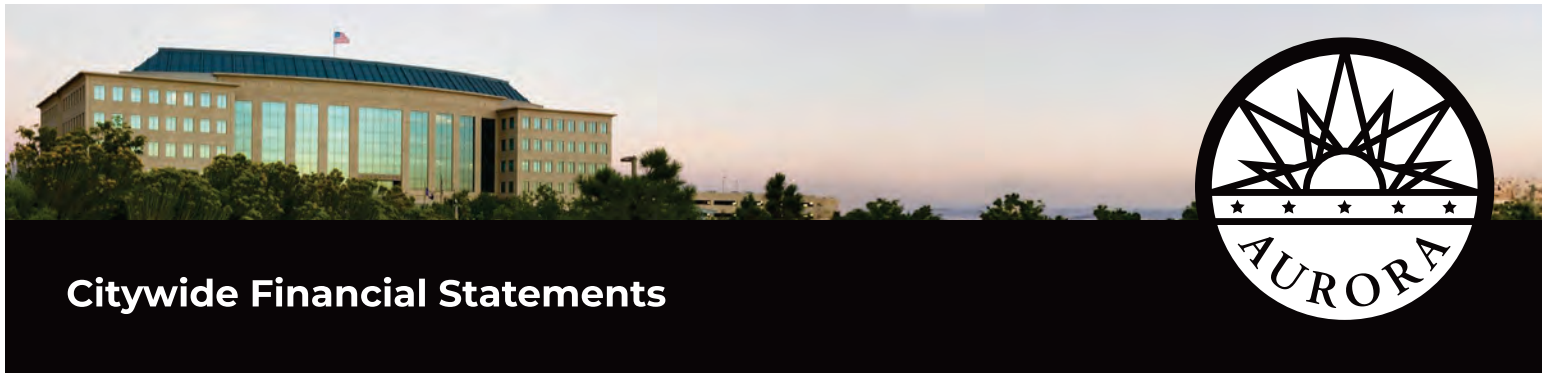
- For 2024, the average annual local unemployment rate for Denver-Aurora-Lakewood was at 4.6%. This rate compares to the state's average unemployment rate of 4.4% and the national unemployment rate of 4.1%.
- Overall, the number of new residential, multi-family and commercial permits issued for the city in 2024 increased 15.2% since last year.
- Water, wastewater and storm drain user rates will increase 5.0%, 10.0% and 3.5%, respectively, in 2025 to fund operating expenses and system improvement needs.
- Due to the lingering concerns of the global impacts related to inflation, worker shortages and supply chain disruption issues, economic uncertainties have arisen which may negatively affect the financial position, results of operations and cash flows of the city. The duration of these uncertainties and the ultimate financial effects cannot be reasonably estimated at this time. In light of these challenges, the city continues to closely monitor the impacts on its operations and will proactively address the situation as these financial uncertainties evolve.

Requests for Information

This financial report is designed to provide a general overview of the city's finances. Questions concerning the information provided in this report or other financial information should be addressed to the Controller's Office, City of Aurora, Colorado, 15151 East Alameda Parkway, Suite 5700, Aurora, Colorado 80012-1555 or telephone 303-739-7800.

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Basic Financial Statements

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CITY OF AURORA, COLORADO

CITYWIDE
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Primary Government			
	Governmental Activities	Business-Type Activities	Total	Component Units
ASSETS				
Cash and cash equivalents	\$ 51,276,915	\$ 1,044,396	\$ 52,321,311	\$ 734,796
Investments	306,774,860	183,497,256	490,272,116	—
<i>Receivables (net of allowance)</i>				
Taxes receivable	96,231,303	—	96,231,303	1,021,932
Accounts receivable	7,045,185	22,230,807	29,275,992	—
Interest receivable	5,176,932	1,498,623	6,675,555	—
Lease receivable, current	96,037	40,332	136,369	—
Due from other governments	1,718,463	2,217,563	3,936,026	33,056
Other receivables	584,635	331,789	916,424	219,701
Prepaid Items	—	—	—	51,391
Internal balances	6,778,964	(6,778,964)	—	—
Inventories	1,558,233	274,195	1,832,428	—
<i>Restricted assets</i>				
Cash and cash equivalents	46,961,976	2,181,156	49,143,132	3,015,504
Investments	296,958,767	166,715,729	463,674,496	—
Taxes receivable	52,703,519	—	52,703,519	—
Accounts receivable	6,585,663	—	6,585,663	—
Interest receivable	127,969	—	127,969	—
Due from other governments	13,005,943	—	13,005,943	—
Other receivables	5,467,858	32,082,875	37,550,733	—
Inventories	151,529	—	151,529	—
Assets acquired for resale	11,240,498	—	11,240,498	—
Assets constructed for others	—	—	—	19,945,541
Notes receivable	14,823,395	—	14,823,395	—
Net pension asset	4,771,942	—	4,771,942	—
Lease receivable	1,203,403	573,740	1,777,143	—
Notes receivable	863,985	—	863,985	—
Equity in joint venture	—	3,048,501	3,048,501	—
<i>Capital assets (net of accumulated depreciation/amortization)</i>				
Land and water rights	472,854,459	756,831,251	1,229,685,710	—
Buildings and improvements	250,962,617	485,388,899	736,351,516	—
Infrastructure	3,362,578,969	1,687,244,989	5,049,823,958	—
Machinery and equipment	66,884,650	30,867,612	97,752,262	—
Construction in progress	111,055,031	425,075,636	536,130,667	—
Lease assets	1,464,196	30,807	1,495,003	—
Subscription assets	6,065,253	—	6,065,253	—
Total assets	5,203,973,149	3,794,397,192	8,998,370,341	25,021,921
DEFERRED OUTFLOWS OF RESOURCES	106,579,976	36,225,914	142,805,890	—
LIABILITIES				
Accounts payable	58,538,893	53,323,623	111,862,516	94,789
Accrued interest	1,151,013	7,668,172	8,819,185	122,108
Deposits held	17,754,386	9,628,097	27,382,483	—
Unearned revenues	28,615,733	5,236,171	33,851,904	—
<i>Noncurrent liabilities</i>				
Due within one year	57,151,284	29,238,600	86,389,884	440,000
Due beyond one year	446,944,659	817,732,143	1,264,676,802	27,964,942
Total liabilities	610,155,968	922,826,806	1,532,982,774	28,621,839
DEFERRED INFLOWS OF RESOURCES	137,125,172	3,390,060	140,515,232	1,021,932
NET POSITION				
Net investment in capital assets	4,034,711,777	2,691,675,017	6,726,386,794	—
Restricted				
Culture, recreation and open space	116,126,225	—	116,126,225	—
Development	54,087,524	—	54,087,524	—
Gifts and grants	42,030,213	—	42,030,213	—
Public improvement	45,639,667	32,082,875	77,722,542	1,266,163
Debt service	—	—	—	1,932,140
Emergencies	54,507,723	—	54,507,723	36,678
Pension benefits	4,771,942	—	4,771,942	—
Unrestricted	211,396,914	180,648,348	392,045,262	(7,856,831)
Total net position	\$ 4,563,271,985	\$ 2,904,406,240	\$ 7,467,678,225	\$ (4,621,850)

See notes to the basic financial statements

CITY OF AURORA, COLORADO
CITYWIDE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position			Component Units
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			
					Governmental Activities	Business-Type Activities	Total	
Primary government								
Governmental activities								
General government	\$ 91,870,953	\$ 8,828,032	\$ 24,949,169	\$ 1,146,445	\$ (56,947,307)	\$ —	\$ (56,947,307)	
Judicial	18,653,229	3,107,742	533,905	—	(15,011,582)	—	(15,011,582)	
Police	167,694,479	4,612,565	4,699,020	149,533	(158,233,361)	—	(158,233,361)	
Fire	99,761,103	3,413,529	477,410	1,311,157	(94,559,007)	—	(94,559,007)	
Other public safety	30,864,211	357	9,809,933	—	(21,053,921)	—	(21,053,921)	
Public works	114,264,486	3,577,954	17,508,019	256,236,794	163,058,281	—	163,058,281	
Economic development	99,587,733	27,890,568	5,257,229	724,938	(65,714,998)	—	(65,714,998)	
Community services	28,384,211	4,521,778	6,033,805	1,562,443	(16,266,185)	—	(16,266,185)	
Culture and recreation	66,462,096	15,914,811	8,386,978	17,016,485	(25,143,822)	—	(25,143,822)	
Unallocated depreciation, excluding direct program depreciation	1,884,148	—	—	—	(1,884,148)	—	(1,884,148)	
Interest on long-term debt	7,664,345	—	—	—	(7,664,345)	—	(7,664,345)	
Total governmental activities	727,090,994	71,867,336	77,655,468	278,147,795	(299,420,395)	—	(299,420,395)	
Business-type activities								
Water	155,088,466	159,845,651	2,980,587	93,509,466	—	101,247,238	101,247,238	
Wastewater	95,013,103	91,987,592	135,416	48,347,459	—	45,457,364	45,457,364	
Golf	10,995,423	13,984,216	5,402	13,800	—	3,007,995	3,007,995	
Total business-type activities	261,096,992	265,817,459	3,121,405	141,870,725	—	149,712,597	149,712,597	
Total primary government	\$ 988,187,986	\$ 337,684,795	\$ 80,776,873	\$ 420,018,520	(299,420,395)	149,712,597	(149,707,798)	
Component Units	\$ 2,842,384	\$ —	\$ 230,108	\$ —				\$ (2,612,276)

	Primary Government			Component Units
	Governmental Activities	Business-Type Activities	Total	
General Revenues				
Sales and use	381,207,861	—	381,207,861	—
Property taxes	106,963,103	—	106,963,103	1,086,471
Franchise taxes	16,869,338	—	16,869,338	—
Lodgers taxes	19,512,150	—	19,512,150	—
Occupational privilege taxes	7,044,275	—	7,044,275	—
Other taxes	17,173,594	—	17,173,594	560,523
Grants and contributions not restricted to specific programs	23,122,842	153,883	23,276,725	—
Unrestricted investment returns	29,172,803	12,424,855	41,597,658	191,323
Miscellaneous revenues	—	—	—	813,701
Total general revenues and transfers	<u>601,065,966</u>	<u>12,578,738</u>	<u>613,644,704</u>	<u>2,652,018</u>
INCREASE IN NET POSITION	301,645,571	162,291,335	463,936,906	39,742
NET POSITION - January 1, as previously reported	4,264,185,107	2,742,439,402	7,006,624,509	(4,661,592)
Adjustment for change in accounting principle (GASB 101)	<u>(2,558,693)</u>	<u>(324,497)</u>	<u>(2,883,190)</u>	<u>—</u>
NET POSITION - January 1, as adjusted or restated	<u>4,261,626,414</u>	<u>2,742,114,905</u>	<u>7,003,741,319</u>	<u>(4,661,592)</u>
NET POSITION - December 31	<u>\$ 4,563,271,985</u>	<u>\$ 2,904,406,240</u>	<u>\$ 7,467,678,225</u>	<u>\$ (4,621,850)</u>

See notes to the basic financial statements.





Basic Financial Statements

GOVERNMENTAL FUNDS

Major governmental funds include the General Fund and any governmental fund that comprises 10% or more of total governmental fund classification (assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues or expenditures) and at least 5% of the governmental and enterprise fund totals for the same classification. The General Fund and the City Capital Projects Fund are considered to be the only major governmental funds.

MAJOR GOVERNMENTAL FUNDS

General Fund

The General Fund accounts for taxes and other resources traditionally associated with government and the operations of the city that are financed from these resources.

City Capital Projects Fund

The City Capital Projects Fund accounts for financial resources used for the construction and acquisition of major capital projects such as streets, parks, lightrail, information systems, and city facilities. Funding sources include General Fund transfers and participation revenues from outside sources.

Nonmajor Governmental Funds

Nonmajor governmental funds are comprised of all nonmajor special revenue funds, debt service funds and capital projects funds.

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CITY OF AURORA, COLORADO

GOVERNMENTAL FUNDS

BALANCE SHEET

DECEMBER 31, 2024

	General	Formerly Major Fund Gifts and Grants	City Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 45,106,016	\$ —	\$ 370,255	\$ 5,727,141	\$ 51,203,412
Investments	93,359,869	—	136,810,099	49,530,719	279,700,687
<i>Receivables (net of allowance)</i>					
Taxes receivable	95,287,730	—	—	943,573	96,231,303
Accounts receivable	6,328,101	—	581,000	136,084	7,045,185
Interest receivable	4,147,009	—	841,635	—	4,988,644
Lease receivable	1,215,628	—	83,812	—	1,299,440
Due from other governments	1,718,463	—	—	—	1,718,463
Other receivables	482,068	—	—	38,938	521,006
Due from other funds	272,267	—	—	1,055,586	1,327,853
Interfund loan receivable	11,794,000	—	—	—	11,794,000
<i>Restricted assets</i>					
Cash and cash equivalents	815,966	—	23,816,155	22,329,855	46,961,976
Investments	18,340,247	—	97,584,519	181,034,001	296,958,767
Taxes receivable	—	—	—	52,703,519	52,703,519
Accounts receivable	23,983	—	6,023,788	537,892	6,585,663
Interest receivable	—	—	—	127,969	127,969
Due from other governments	—	—	5,829,376	7,176,567	13,005,943
Other receivables	—	—	92,052	5,375,806	5,467,858
Inventory	—	—	—	151,529	151,529
Assets acquired for resale	—	—	—	11,240,498	11,240,498
Notes receivable	—	—	—	14,823,395	14,823,395
Notes receivable	674,475	—	189,510	—	863,985
Total assets	<u>\$ 279,565,822</u>	<u>\$ —</u>	<u>\$ 272,222,201</u>	<u>\$ 352,933,072</u>	<u>\$ 904,721,095</u>
LIABILITIES					
Accounts payable	\$ 27,868,639	\$ —	\$ 9,770,740	\$ 20,974,842	\$ 58,614,221
Accrued interest	1,093	—	36,430	1,957	39,480
Deposits held	3,268,737	—	13,813,046	672,603	17,754,386
Due to other funds	327,788	—	—	1,264,224	1,592,012
Interfund loan payable	—	—	—	11,794,000	11,794,000
Unearned revenues	—	—	500,000	28,115,733	28,615,733
Total liabilities	<u>31,466,257</u>	<u>—</u>	<u>24,120,216</u>	<u>62,823,359</u>	<u>118,409,832</u>
DEFERRED INFLOWS OF RESOURCES	<u>78,193,096</u>	<u>—</u>	<u>272,329</u>	<u>64,416,246</u>	<u>142,881,671</u>
FUND BALANCES					
Restricted	19,180,196	—	127,558,382	174,483,759	321,222,337
Committed	50,244,916	—	99,042	12,034,416	62,378,374
Assigned	56,896,033	—	120,172,232	39,175,292	216,243,557
Unassigned	43,585,324	—	—	—	43,585,324
Total fund balances	<u>169,906,469</u>	<u>—</u>	<u>247,829,656</u>	<u>225,693,467</u>	<u>643,429,592</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 279,565,822</u>	<u>\$ —</u>	<u>\$ 272,222,201</u>	<u>\$ 352,933,072</u>	<u>\$ 904,721,095</u>

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

GOVERNMENTAL FUNDS

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE CITYWIDE STATEMENT OF
NET POSITION
DECEMBER 31, 2024**

Amounts reported for governmental activities in the statement of net position (see page 1) are different because:

Total fund balance - governmental funds (see page 5)	\$	643,429,592
The internal balances due to the governmental activities from the business-type activities result from the allocation of the cumulative internal service fund loss.		6,778,964
The Regatta Plaza interfund loan between the General Fund and the AURA Debt Service Fund is eliminated.		
General Fund - asset		11,794,000
AURA Debt Service Fund - liability		(11,794,000)
The net pension asset is not available to pay current period expenditures and, therefore, is not recorded in the funds. (see Note 12)		4,771,942
The lease assets are not available to pay current period expenditures and, therefore, are not recorded in the funds. (see Note 6)		1,464,196
The subscription-based information technology arrangements (SBITAs) are not available to pay current period expenditures and, therefore, are not recorded in the funds. (see Note 6)		6,065,253
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds. Less \$257,979 internal service fund capital assets.		4,264,077,747
Deferred outflow of resources is amortized over future periods and is not recorded in the funds. (see Note 8)		106,579,976
Pollution remediation obligation is not due and payable with current expendable financial resources and, therefore, is not recorded in the funds. (see Note 17)		(30,831)
Accounts payable are adjusted for interest payable on bonds, which is not paid in the current period and, therefore, not recorded in the funds.		(1,111,533)
Deferred inflow of resources from tax audit receivables, notes receivable, and special assessments have been recognized as revenue at citywide. (see Note 8)		17,207,127
Deferred inflow of resources related to pensions and OPEB is amortized over future periods and is not recorded in the funds. (see Note 8)		(11,450,628)
Noncurrent liabilities including bonds, certificates of participation, leases, SBITAs, accrued compensated absences, and the net pension and OPEB liabilities are not due and payable in the current period and therefore, are not recorded in the funds. (see Note 7)		
Due within year -		
Due within one year on citywide statement of net position	57,151,284	
Internal service fund current portion long-term liabilities	(12,803,380)	
Funded portion of accrued compensated absences reclassified from accounts payable in the funds to short term debt at citywide.	(734,049)	(43,613,855)
Due beyond one year -		
Due beyond one year on citywide statement of net position	446,944,659	
Internal service fund due beyond one year	(17,365,162)	(429,579,497)
Internal service funds are used by the city to accumulate and allocate fleet management and risk management costs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the citywide statement of net position as they predominately benefit governmental activities.		(1,316,468)
Net position of governmental activities (see page 1)	\$	<u>4,563,271,985</u>

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024

	General	Formerly Major Fund Gifts and Grants	City Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
<i>Taxes</i>					
Sales and use	\$ 352,649,959	\$ —	\$ 2,892,126	\$ 25,665,776	\$ 381,207,861
Property	54,752,408	—	—	52,210,695	106,963,103
Franchise	16,869,338	—	—	—	16,869,338
Lodgers	8,417,185	—	—	11,094,965	19,512,150
Occupational privilege	6,240,470	—	—	803,805	7,044,275
Other	16,710,805	—	—	1,124,974	17,835,779
Charges for services	26,222,230	—	15,385,836	19,092,139	60,700,205
Licenses and permits	5,174,886	—	1,257,524	16,161,774	22,594,184
Fines and forfeitures	3,366,717	—	443	441,526	3,808,686
Intergovernmental	21,241,164	—	23,098,005	77,906,355	122,245,524
Surcharges	358,188	—	—	9,748,210	10,106,398
Miscellaneous	4,455,860	—	133,407	4,732,902	9,322,169
Investment return	7,460,788	—	10,519,167	10,128,052	28,108,007
Total revenues	523,919,998	—	53,286,508	229,111,173	806,317,679
EXPENDITURES					
<i>Current</i>					
General government	64,568,756	—	5,004,377	22,397,291	91,970,424
Judicial	18,109,585	—	—	309,293	18,418,878
Police	156,732,817	—	—	2,857,307	159,590,124
Fire	88,003,025	—	—	308,951	88,311,976
Other public safety	14,735,939	—	51,090	13,125,558	27,912,587
Public works	35,685,152	—	11,130,745	2,954,338	49,770,235
Economic development	8,030,382	—	1,324,127	89,590,151	98,944,660
Community services	17,389,437	—	—	10,425,694	27,815,131
Culture and recreation	27,385,664	—	314,280	32,349,164	60,049,108
<i>Debt service</i>					
Principal	485,959	—	930,686	17,787,635	19,204,280
Interest	17,817	—	75,516	9,375,899	9,469,232
Capital outlay	8,089,278	—	56,100,527	77,488,694	141,678,499
Total expenditures	439,233,811	—	74,931,348	278,969,975	793,135,134
Excess (deficiency) of revenues over (under) expenditures	84,686,187	—	(21,644,840)	(49,858,802)	13,182,545
OTHER FINANCING SOURCES (USES)					
Transfers in	102,708	—	28,181,943	81,840,191	110,124,842
Transfers out	(83,475,183)	—	(10,234,285)	(16,820,374)	(110,529,842)
Issuance of debt - financed purchase agreements	—	—	—	12,946,486	12,946,486
Disposal of capital assets proceeds	267,101	—	—	32,114	299,215
Total other financing sources (uses)	(83,105,374)	—	17,947,658	77,998,417	12,840,701
NET CHANGE IN FUND BALANCES	1,580,813	—	(3,697,182)	28,139,615	26,023,246
FUND BALANCES - January 1, as previously reported	168,325,656	5,803,316	251,526,838	191,750,536	617,406,346
Change within financial reporting entity (major to nonmajor)	—	(5,803,316)	—	5,803,316	—
FUND BALANCES - January 1, as adjusted or restated	168,325,656	—	251,526,838	197,553,852	617,406,346
FUND BALANCES - December 31	\$ 169,906,469	\$ —	\$ 247,829,656	\$ 225,693,467	\$ 643,429,592

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

GOVERNMENTAL FUNDS

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES TO THE CITYWIDE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024**

Amounts reported for governmental activities in the statement of activities (see page 2 and 3) are different because:

Net change in fund balances - total governmental funds (see page 7)	\$ 26,023,246
Sales and use tax audit revenue is recorded at citywide since the receivable amount is known, however it does not provide current financial resources and, therefore, is reported as revenue in the funds when collected. Amounts recognized citywide in the current year were less than amounts collected in the current year.	(662,185)
Charges for services generated internally are eliminated at citywide.	
Charges for services - revenue	(15,398,564)
Charges for services - expenditures	15,398,564
The change in projected opioid settlement, an increase of \$1,494,979, and notes receivable, an increase of \$156,591, recognized as deferred inflow of resources in the funds, is recognized as revenue at citywide.	1,651,570
The change in administrative fee revenue, a decrease of \$19,666, recognized as deferred inflows of resources in the funds, is recognized as revenue at citywide.	(19,666)
The change in Regatta Plaza interest income, an increase of \$57,752, recognized as deferred inflows of resources in the funds, is recognized as revenue at citywide.	57,752
The change in fines and forfeitures revenue and loan repayments recognized as deferred inflow of resources in the funds is recognized as revenue at citywide.	578,635
Street infrastructure donated by developers and easement infrastructure are recorded as revenue at citywide, however they are not a current financial resource and, therefore, not recorded in the funds.	233,625,221
Certain expenses in the citywide statement of activities do not require the use of current financial resources and, therefore, are not recorded in the funds.	
Change in accrued compensated absences, less internal service funds	(4,040,762)
Change in technical services	6,724
Pension expense is recognized in the fund statements based on employer contributions and in the citywide statement of activities on changes in certain pension deferrals and other pension-related items excluding employer contributions.	(14,351,990)
OPEB expense is recognized in the fund statements based on employer healthcare contributions and in the citywide statement of activities on changes in certain OPEB deferrals and other OPEB-related items.	(891,972)
Debt service payments consume current financial resources and are included as expenditures in the funds. At citywide, the payments are recorded as a reduction to long-term liabilities. The accrual adjustment for debt service interest and the amortization of debt discounts, premiums and loss on refunding are made at citywide only.	
Repayment of principal	19,204,280
Accrued interest	(93,954)
Amortization of premium and discount	2,145,152
Amortization of loss on refunding	(246,307)
Capital outlay is reported in the funds as expenditures but are capitalized at citywide. Depreciation and amortization do not require the use of current financial resources and, therefore, is not reported in the funds.	
Capital asset additions (see Note 6 less roads and easements, donated capital assets and internal service funds)	141,678,499
Depreciation (see Note 6 less internal service funds depreciation)	(85,988,603)
Amortization of lease assets (see Note 6)	(535,869)
Amortization of subscription assets (see Note 6)	(1,010,876)
Proceeds from financed purchase agreements and other debt activity are recorded in the funds but have no affect on net position.	(12,946,486)
Disposal of capital assets proceeds are recorded in the funds while the gain from the disposal is recorded at citywide and includes the write-off of the carrying value of the related capital asset.	(783,486)
Internal service funds are used by the city to accumulate and allocate fleet management and risk management costs to individual funds. The change in net position of the internal service funds are included in governmental activities in the citywide statement of net position as they predominately benefit governmental activities.	
Governmental - type	(2,723,108)
Business - type	969,756
Increase in net position of governmental activities (see page 3)	<u>\$ 301,645,571</u>

See notes to the basic financial statements.



Basic Financial Statements

PROPRIETARY FUNDS

Major proprietary funds are enterprise funds that comprise 10% or more of total enterprise fund classification (assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues or expenses) and at least 5% of the combined governmental and enterprise fund total for the same classification.

Enterprise funds account for operations that are financed and operated in a manner similar to private business where costs are predominantly supported by user charges or where management has decided periodic determination of revenues, expenses, and/or change in net position is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The Water Fund and the Wastewater Fund are major proprietary funds.

MAJOR PROPRIETARY FUNDS

Water Fund

The Water Fund accounts for the acquisition of water and water rights and for the operation and maintenance of the water plants and distribution systems.

Wastewater Fund

The Wastewater Fund accounts for the systems and operations used in treating and disposing of wastewater from sanitary wastewater and storm drain activities.

NONMAJOR PROPRIETARY FUND

Golf Fund

The Golf Fund accounts for the operation and maintenance of city owned or operated golf courses.

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CITY OF AURORA, COLORADO
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds				Governmental Activities
	Major Funds		Nonmajor Fund	Total Enterprise Funds	Internal Service Funds
	Water	Wastewater	Golf		
ASSETS					
<i>Current assets</i>					
Cash and cash equivalents	\$ 323,991	\$ 176,231	\$ 544,174	\$ 1,044,396	\$ 73,503
Investments	106,943,426	60,593,458	15,960,372	183,497,256	27,074,173
<i>Receivables (net of allowance)</i>					
Accounts receivable	11,699,110	10,531,697	—	22,230,807	—
Interest receivable	829,821	547,012	121,790	1,498,623	188,288
Due from other governments	2,033,918	183,645	—	2,217,563	—
Lease receivable	40,332	—	—	40,332	—
Other receivable	328,878	2,911	—	331,789	—
Due from other funds	—	—	—	—	327,788
Current portion of interfund loans	—	475,000	—	475,000	—
Inventories	—	—	274,195	274,195	1,558,233
Total current assets	122,199,476	72,509,954	16,900,531	211,609,961	29,221,985
<i>Noncurrent assets</i>					
<i>Restricted assets</i>					
Cash and cash equivalents	2,181,156	—	—	2,181,156	—
Investments	162,396,320	4,319,409	—	166,715,729	—
Other receivables	—	32,082,875	—	32,082,875	—
Interfund loans	—	534,000	—	534,000	—
Equity in joint venture	3,048,501	—	—	3,048,501	—
Lease receivable	573,740	—	—	573,740	—
<i>Capital assets (net of accumulated depreciation/amortization)</i>					
Land and water rights	720,948,544	20,913,327	14,969,380	756,831,251	—
Buildings and improvements	420,209,144	63,961,879	1,217,876	485,388,899	—
Infrastructure	1,031,633,790	650,002,380	5,608,819	1,687,244,989	27,413
Machinery and equipment	21,303,971	8,349,522	1,214,119	30,867,612	230,566
Construction in progress	247,868,457	177,207,179	—	425,075,636	—
Lease assets	30,807	—	—	30,807	—
Total capital assets	2,441,994,713	920,434,287	23,010,194	3,385,439,194	257,979
Total noncurrent assets	2,610,194,430	957,370,571	23,010,194	3,590,575,195	257,979
Total assets	2,732,393,906	1,029,880,525	39,910,725	3,802,185,156	29,479,964
DEFERRED OUTFLOWS OF RESOURCES	27,732,050	7,116,405	1,377,459	36,225,914	—
LIABILITIES					
<i>Current liabilities</i>					
Accounts payable	30,062,230	23,040,597	220,796	53,323,623	627,890
Accrued interest	5,915,031	1,751,482	1,659	7,668,172	—
Deposits held	2,324,149	7,095,406	144,913	9,564,468	—
Unearned revenues	5,000,000	—	236,171	5,236,171	—
Due to other funds	15,197	—	48,432	63,629	—
Current portion - interfund loans	—	—	475,000	475,000	—
Current portion - long-term liabilities	22,214,847	6,750,401	273,352	29,238,600	12,803,380
Total current liabilities	65,531,454	38,637,886	1,400,323	105,569,663	13,431,270
<i>Noncurrent liabilities</i>					
Interfund loans	—	—	534,000	534,000	—
Due beyond one year	684,170,332	131,539,368	2,022,443	817,732,143	17,365,162
Total noncurrent liabilities	684,170,332	131,539,368	2,556,443	818,266,143	17,365,162
Total liabilities	749,701,786	170,177,254	3,956,766	923,835,806	30,796,432
DEFERRED INFLOWS OF RESOURCES	1,625,859	1,637,206	126,995	3,390,060	—
NET POSITION					
Net investment in capital assets	1,895,792,520	772,973,526	22,908,971	2,691,675,017	257,979
Restricted for public improvement	—	32,082,875	—	32,082,875	—
Unrestricted	113,005,791	60,126,069	14,295,452	187,427,312	(1,574,447)
Total net position	\$ 2,008,798,311	\$ 865,182,470	\$ 37,204,423	\$ 2,911,185,204	\$ (1,316,468)

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

PROPRIETARY FUNDS

**RECONCILIATION OF THE PROPRIETARY FUNDS STATEMENT OF NET POSITION TO THE CITYWIDE
STATEMENT OF NET POSITION**

DECEMBER 31, 2024

Amounts reported for business-type activities in the statement of net position (see page 1) are different because:

Total net position - proprietary funds (see page 10)	\$ 2,911,185,204

The current and long-term portions of the Murphy Creek interfund loan between the Wastewater Fund and the Golf Fund are eliminated.

Wastewater Fund - asset	(1,009,000)

Golf Fund - liability	1,009,000

The internal balances due to the governmental activities from the business-type activities result from the allocation of the cumulative internal service fund loss.

(6,778,964)

Net position of business-type activities (see page 1)

<u>\$ 2,904,406,240</u>

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

PROPRIETARY FUNDS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds			Governmental Activities
	Major Funds		Nonmajor Fund	Total Enterprise Funds
	Water	Wastewater	Golf	Internal Service Funds
OPERATING REVENUES				
Charges for services				
Customers	\$ 159,845,651	\$ 91,987,592	\$ 13,984,216	\$ 265,817,459
				\$ 32,457,663
OPERATING EXPENSES				
Cost of sales and services	94,689,447	70,309,892	9,485,129	174,484,468
Claims losses	—	—	—	—
Administrative expenses	3,922,839	1,481,289	588,497	5,992,625
Depreciation and amortization	40,897,361	19,392,748	816,451	61,106,560
				62,292
Total operating expenses	139,509,647	91,183,929	10,890,077	241,583,653
				38,228,949
Operating income (loss)	20,336,004	803,663	3,094,139	24,233,806
				(5,771,286)
NONOPERATING REVENUES (EXPENSES)				
Investment returns	6,782,180	5,181,197	567,650	12,531,027
Intergovernmental revenue	2,349,955	—	—	2,349,955
Miscellaneous revenues	620,978	135,415	5,402	761,795
Interest expense	(14,334,297)	(4,293,007)	(28,447)	(18,655,751)
Amortization of premiums and (discounts), net	187,544	477,954	—	665,498
Gain (loss) on disposal of capital assets	(682,521)	126,357	2,835	(553,329)
Gain on joint venture	57,365	—	—	57,365
				—
Net nonoperating revenues (expenses)	(5,018,796)	1,627,916	547,440	(2,843,440)
				2,643,178
Income (loss) before capital contributions and transfers	15,317,208	2,431,579	3,641,579	21,390,366
				(3,128,108)
Capital contributions	93,509,466	48,347,459	13,800	141,870,725
Transfers in	—	—	—	—
				405,000
INCREASE (DECREASE) IN NET POSITION	108,826,674	50,779,038	3,655,379	163,261,091
				(2,723,108)
NET POSITION - January 1, as previously reported	1,900,234,555	814,450,707	33,563,348	2,748,248,610
				1,448,054
Change in accounting principle - GASB 101	(262,918)	(47,275)	(14,304)	(324,497)
				(41,414)
NET POSITION - January 1, as adjusted or restated	1,899,971,637	814,403,432	33,549,044	2,747,924,113
				1,406,640
NET POSITION - December 31	\$ 2,008,798,311	\$ 865,182,470	\$ 37,204,423	\$ 2,911,185,204
				\$ (1,316,468)

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

PROPRIETARY FUNDS

**RECONCILIATION OF THE PROPRIETARY FUNDS ON THE STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION TO THE CITYWIDE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024**

Amounts reported for business-type activities in the statement of activities (see page 2 and 3) are different because:

Net change in net position - total enterprise funds (see page 12)	\$ 163,261,091

The current year internal service fund operating loss attributable to business-type activities is eliminated for citywide reporting.	(969,756)

Increase in net position of business-type activities (see page 3)	<u>\$ 162,291,335</u>

See notes to the basic financial statements.

CITY OF AURORA, COLORADO

PROPRIETARY FUNDS

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds				Governmental Activities
	Major Funds		Nonmajor Fund	Total Enterprise Funds	Internal Service Funds
	Water	Wastewater	Golf		
CASH FLOWS FROM OPERATING ACTIVITIES					
<i>Cash received from:</i>					
Customers and others	\$ 159,550,029	\$ 90,473,597	\$ 14,019,365	\$ 264,042,991	\$ 1,636,194
Interfund services provided and used	—	—	—	—	32,660,875
<i>Cash payments to:</i>					
Employees	(40,182,674)	(20,155,993)	(5,669,778)	(66,008,445)	(6,787,803)
Suppliers for goods and services	(54,832,168)	(59,547,145)	(4,037,635)	(118,416,948)	(28,589,564)
Net cash provided by (used in) operating activities	64,535,187	10,770,459	4,311,952	79,617,598	(1,080,298)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Cash transfers in	—	—	—	—	405,000
Interfund loan transactions	—	450,000	—	450,000	—
Net cash provided by noncapital financing activities	—	450,000	—	450,000	405,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
<i>Proceeds from:</i>					
Capital contributions	70,921,573	18,331,788	13,800	89,267,161	—
Sale of capital assets	98,424	368,914	2,835	470,173	—
Principal payments received on leases receivable	39,816	—	—	39,816	—
Interest payments received on leases receivable	8,807	—	—	8,807	—
Water revenue bonds	150,330,730	—	—	150,330,730	—
<i>Payments for:</i>					
Capital assets	(202,656,588)	(61,209,488)	(239,173)	(264,105,249)	(92,675)
Capital assets acquired through construction payables	(22,501,035)	(26,654,877)	—	(49,155,912)	—
Principal on capital debt					
(includes interfund loan payments for Golf - \$450,000)	(14,525,000)	(6,078,462)	(450,000)	(21,053,462)	—
Interest on capital debt	(14,341,495)	(4,330,006)	(29,180)	(18,700,681)	—
Deposits for future construction	21	(11,334,077)	—	(11,334,056)	—
Principal paid on leases payable	(83,068)	—	—	(83,068)	—
Interest paid on leases payable	(1,432)	—	—	(1,432)	—
Net cash used in capital and related financing activities	(32,709,247)	(90,906,208)	(701,718)	(124,317,173)	(92,675)
CASH FLOWS FROM INVESTING ACTIVITIES					
Decrease (increase) in equity in pooled investments	(62,240,211)	61,060,964	(5,330,832)	(6,510,079)	(2,747,675)
Decrease in investments	1,518,556	377	—	1,518,933	—
Interest received	5,434,560	4,320,790	462,831	10,218,181	787,605
Net cash provided by (used in) investing activities	(55,287,095)	65,382,131	(4,868,001)	5,227,035	(1,960,070)

	Business-type Activities - Enterprise Funds				Governmental Activities
	Major Funds		Nonmajor Fund	Total Enterprise Funds	Internal Service Funds
	Water	Wastewater	Golf		
NET DECREASE IN CASH AND CASH EQUIVALENTS	(23,461,155)	(14,303,618)	(1,257,767)	(39,022,540)	(2,728,043)
TOTAL CASH AND CASH EQUIVALENTS, January 1	25,966,302	14,479,849	1,801,941	42,248,092	2,801,546
TOTAL CASH AND CASH EQUIVALENTS, December 31 (includes restricted cash of Water - \$2,181,156)	<u>\$ 2,505,147</u>	<u>\$ 176,231</u>	<u>\$ 544,174</u>	<u>\$ 3,225,552</u>	<u>\$ 73,503</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
OPERATING INCOME (LOSS)	\$ 20,336,004	\$ 803,663	\$ 3,094,139	\$ 24,233,806	\$ (5,771,286)
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
Depreciation and amortization	40,897,361	19,392,748	816,451	61,106,560	62,292
Nonoperating revenues	2,932,772	135,415	5,402	3,073,589	1,636,194
Debt issuance costs	288,999	—	—	288,999	—
<i>Changes in operating assets, deferred outflows of resources, liabilities and deferred inflows of resources</i>					
Receivables	(3,073,672)	(1,649,410)	—	(4,723,082)	203,252
Inventories	—	—	(24,157)	(24,157)	(30,332)
Pension and OPEB related items	1,309,198	652,388	148,835	2,110,421	—
Accounts payable and accrued liabilities	1,844,525	(8,564,345)	241,535	(6,478,285)	2,819,582
Unearned revenues	—	—	29,747	29,747	—
Total adjustments	<u>44,199,183</u>	<u>9,966,796</u>	<u>1,217,813</u>	<u>55,383,792</u>	<u>4,690,988</u>
Net cash provided by (used in) operating activities	<u>\$ 64,535,187</u>	<u>\$ 10,770,459</u>	<u>\$ 4,311,952</u>	<u>\$ 79,617,598</u>	<u>\$ (1,080,298)</u>
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES					
Contribution of capital assets	\$ 22,587,893	\$ 30,015,671	\$ —	\$ 52,603,564	\$ —
Capital assets acquired through payables	26,221,060	17,508,116	—	43,729,176	—
Increase in fair value of investments	1,926,338	1,186,612	65,831	3,178,781	181,579
Amortization of discount (premium) and deferred loss on refunding	187,544	477,954	—	(362,896)	—
Amortization of deferred inflows - leases	38,161	—	—	38,161	—
Gain on joint venture	57,365	—	—	57,365	—
Underwriting discount paid directly from proceeds	(288,999)	—	—	(288,999)	—

See notes to the basic financial statements.





Basic Financial Statements

FIDUCIARY FUNDS

Fiduciary funds are used to report assets held for others in a trustee or custodial capacity. Fiduciary funds are not available to support city programs and are therefore not included in the citywide financial statements.

Pension Trust Funds

Pension trust funds account for the activities and accumulation of resources to pay retirement benefits for employees, elected officials and council appointees. The pension trust funds are comprised of the General Employees' Retirement Plan Fund (GERP), the Elected Officials' and Executive Personnel Defined Benefit Plan Fund (EOEP), the Executive Retirement Plan Fund (ERP), the Old Hire Fire Plan Fund, the Old Hire Police Plan Fund and the Police Retirement Plan (PRP).

Custodial Funds

Custodial funds account for activities and accumulation of resources held in a fiduciary capacity that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds. The custodial funds are comprised of the Police Evidentiary Fund and the Stanley Film Center Fund.

Fund Financial Statements

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CITY OF AURORA, COLORADO
FIDUCIARY FUNDS
STATEMENT OF FIDUCIARY NET POSITION
DECEMBER 31, 2024

	<u>Total Pension</u>	<u>Total Custodial</u>
ASSETS		
<i>Current assets</i>		
Cash and cash equivalents	\$ 15,309,376	\$ 2,053,897
<i>Investments</i>		
Equity securities and funds	251,379,129	—
U.S. government treasury and		
U.S. government agency obligations	44,554,371	—
Corporate bonds and funds	167,802,352	—
Real estate funds	62,227,126	—
Mutual funds	63,287,391	—
Affiliated local plan investment pool	144,811,566	—
Alternative investments	123,781,212	—
<i>Receivables (net of allowance)</i>		
Interest receivable	1,243,193	—
Notes receivable	82,020	—
Due from other governments	1,163,186	—
Prepaid items	53,614	—
Lease assets, net	13,747	—
	<u>875,708,283</u>	<u>2,053,897</u>
LIABILITIES		
<i>Current liabilities</i>		
Accounts payable and other current liabilities	462,697	—
Lease liability	14,416	—
	<u>477,113</u>	<u>—</u>
NET POSITION RESTRICTED	<u>\$ 875,231,170</u>	<u>\$ 2,053,897</u>

See notes to the basic financial statements.

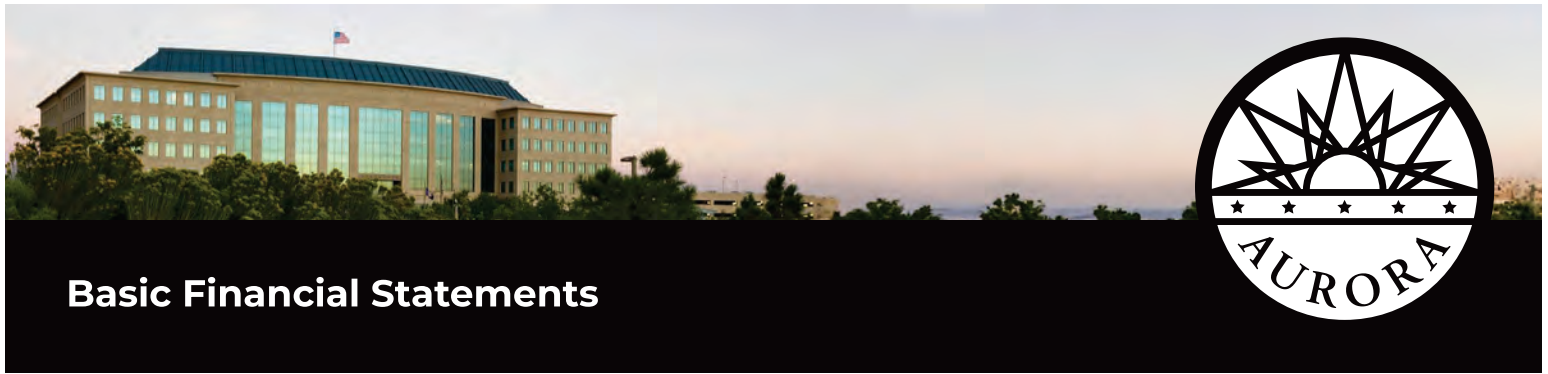
CITY OF AURORA, COLORADO

FIDUCIARY FUNDS

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Total Pension	Total Custodial
ADDITIONS		
<i>Contributions</i>		
City	\$ 23,102,775	\$ —
Plan members	13,220,950	—
Purchased service credits	15,515,889	—
Total contributions	51,839,614	—
<i>Investment activity</i>		
Investment returns	71,514,138	—
Investment expense	(3,224,947)	—
Net investment returns	68,289,191	—
Deposits to police evidentiary cash	—	122,810
Sales tax collected for other entities	—	483,467
Other income	541,825	6,203
Total additions, net	120,670,630	612,480
DEDUCTIONS		
Benefits	63,163,461	—
Administrative expenses	879,051	—
Release of police evidentiary cash	—	394,832
Total deductions	64,042,512	394,832
NET INCREASE IN NET POSITION	56,628,118	217,648
NET POSITION RESTRICTED - January 1	818,603,052	1,836,249
NET POSITION RESTRICTED - December 31	<u>\$ 875,231,170</u>	<u>\$ 2,053,897</u>

See notes to the basic financial statements.



Basic Financial Statements

COMPONENT UNITS

Component units are legally separate organizations for which the city is considered financially accountable or whose exclusion would make the city's financial statements misleading or incomplete.

Havana Business Improvement District (BID)

Havana Business Improvement District (BID), a discretely presented component unit, accounts for activities related to business improvements on the Havana Street corridor. Funding is from special assessments on the related properties.

Parkside Business Improvement District (BID)

Parkside Business Improvement District (BID), a discretely presented component unit, accounts for activities related to business improvements at the Parkside City Centre. Funding is from special assessments on the related properties.

Citadel On Colfax Business Improvement District (BID)

Citadel on Colfax Business Improvement District (BID), a discretely presented component unit, accounts for activities related to business improvements at Colfax Avenue and Sable Boulevard. Funding is from special assessments on the related properties.

Fund Financial Statements

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CITY OF AURORA, COLORADO
COMPONENT UNITS
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Havana BID	Parkside BID	Citadel on Colfax BID	Total
ASSETS				
Cash and cash equivalents	\$ 653,130	\$ —	\$ 81,666	\$ 734,796
<i>Receivables (net of allowance)</i>				
Taxes receivable	618,224	27,702	376,006	1,021,932
Due from other governments	2,784	27,361	2,911	33,056
Other receivables	—	215,456	4,245	219,701
Prepaid items	16,420	34,971	—	51,391
<i>Restricted assets</i>				
Cash and cash equivalents	26,589	1,679,284	1,309,631	3,015,504
Assets constructed for others	—	10,768,196	9,177,345	19,945,541
Total assets	<u>1,317,147</u>	<u>12,752,970</u>	<u>10,951,804</u>	<u>25,021,921</u>
LIABILITIES				
Accounts payable	59,872	26,446	8,471	94,789
Accrued interest	—	70,391	51,717	122,108
<i>Noncurrent liabilities</i>				
Due within one year	—	275,000	165,000	440,000
Due beyond one year	—	15,265,427	12,699,515	27,964,942
Total liabilities	<u>59,872</u>	<u>15,637,264</u>	<u>12,924,703</u>	<u>28,621,839</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax	<u>618,224</u>	<u>27,702</u>	<u>376,006</u>	<u>1,021,932</u>
Total deferred inflows of resources	<u>618,224</u>	<u>27,702</u>	<u>376,006</u>	<u>1,021,932</u>
NET POSITION				
Restricted				
Public improvements	—	—	1,266,163	1,266,163
Debt service	—	1,930,089	2,051	1,932,140
Emergencies	26,589	5,289	4,800	36,678
Unrestricted	<u>612,462</u>	<u>(4,847,374)</u>	<u>(3,621,919)</u>	<u>(7,856,831)</u>
Total net position	<u>\$ 639,051</u>	<u>\$ (2,911,996)</u>	<u>\$ (2,348,905)</u>	<u>\$ (4,621,850)</u>

See notes to the basic financial statements.

CITY OF AURORA, COLORADO
COMPONENT UNITS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Havana BID	Parkside BID	Citadel on Colfax BID	Total
EXPENSES	\$ 839,164	\$ 1,192,572	\$ 810,648	\$ 2,842,384
PROGRAM REVENUES				
Operating grant and contributions	—	—	230,108	230,108
Total program revenues	—	—	230,108	230,108
Net expenses	(839,164)	(1,192,572)	(580,540)	(2,612,276)
GENERAL REVENUES				
Taxes				
Property taxes	718,634	30,398	337,439	1,086,471
Other taxes	41,000	499,656	19,867	560,523
Miscellaneous revenues	1,927	805,560	6,214	813,701
Investment and interest earnings	25,142	102,339	63,842	191,323
Total general revenues	786,703	1,437,953	427,362	2,652,018
INCREASE (DECREASE) IN NET POSITION	(52,461)	245,381	(153,178)	39,742
NET POSITION - January 1	691,512	(3,157,377)	(2,195,727)	(4,661,592)
NET POSITION - December 31	<u>\$ 639,051</u>	<u>\$ (2,911,996)</u>	<u>\$ (2,348,905)</u>	<u>\$ (4,621,850)</u>

See notes to the basic financial statements.



Basic Financial Statements

Notes to the Basic Financial Statements

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1. NOTE SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The City of Aurora (the city) is a home-rule local government governed by an elected eleven-member council. These financial statements include the city and its component units. A component unit is a legally separate organization for which the city is considered financially accountable or whose exclusion would make the city's financial statements misleading or incomplete. Blended component units, although legally separate, are in substance, part of the city's operations. Therefore, data from these organizations are included with data of the primary government. Discrete presentation refers to presenting financial data of the component unit in a column separate from that of the primary government.

1. Discretely Presented Component Units

Havana Business Improvement District (Havana BID) – The Havana BID was organized by the City Council on July 21, 2007 for the purpose of enhancing the economic vitality of the Havana Street corridor. It is a quasi-municipal corporation and political subdivision of the State of Colorado with all powers and responsibilities granted to business improvement districts by Title 31, Article 25, Part 12 of the Colorado Revised Statutes. The City Council appointed all the initial members of the Havana BID Board of Directors, which are not substantially the same as the City Council and the BID does not primarily benefit the city government. The city is able to impose its will on the BID as its operating plan and budget are approved by City Council. The Havana BID is a discretely presented component unit of the city. An election was held in November 2007 authorizing the Havana BID to levy property taxes. Separately issued, audited financial statements are available by contacting the Havana BID at 1555 S Havana Street, Suite F303, Aurora, Colorado 80012 or telephone (720) 788-8986. Additional information is available online at www.onhavanastreet.com.

Parkside City Centre Business Improvement District (Parkside BID) – The Parkside BID was organized by the City Council on October 28, 2017 for the purpose of enhancing the economic vitality of the Parkside City Centre located at Alameda Avenue and Sable Boulevard. It is a quasi-municipal corporation and political subdivision of the State of Colorado with all powers and responsibilities granted to business improvement districts by Title 31, Article 25, Part 12 of the Colorado Revised Statutes. The City Council appointed all the initial members of the Parkside BID Board of Directors, which are not substantially the same as the City Council and the BID does not primarily benefit the city government. The city is able to impose its will on the BID as its operating plan and budget are approved by City Council. The Parkside BID is a discretely presented component unit of the city. An election was held in November 2017 authorizing the Parkside BID to levy property taxes. In April 2019, the Parkside BID issued special revenue and tax supported senior bonds. Separately issued, audited financial statements are available by contacting Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112 or telephone (303) 689-0833.

Citadel on Colfax Business Improvement District (Citadel on Colfax BID) – The Citadel on Colfax BID was organized by the City Council on October 28, 2017 for the purpose of enhancing the economic vitality of the area located at Colfax Avenue and Sable Boulevard. It is a quasi-municipal corporation and political subdivision of the State of Colorado with all powers and responsibilities granted to business improvement districts by Title 31, Article 25, Part 12 of the Colorado Revised Statutes. The City Council appointed all the initial members of the Citadel on Colfax BID Board of Directors, which are not substantially the same as the City Council and the BID does not primarily benefit the city government. The city is able to impose its will on the BID as its operating plan and budget are approved by City Council. The Citadel on Colfax BID is a discretely presented component unit of the city. An election was held in November 2017 authorizing the Citadel on Colfax BID to levy property taxes. In November 2020, the Citadel on Colfax BID issued special revenue and tax supported senior bonds. Separately issued, audited financial statements are available by contacting Clifton Larson Allen, 2001 16th Street, Suite 1700, Denver, Colorado 80202, telephone (303) 779-5710.

2. Blended Component Units

Aurora Capital Leasing Corporation (ACLC) – ACLC was organized as a not-for-profit corporation in 1992 to finance capital assets of the city. ACLC is a component unit because the City Council appoints the governing board and ACLC is fiscally dependent upon the city. ACLC is a blended component unit because it provides services solely to the city. ACLC financial statements consist of a debt service fund and a capital projects fund. Capital assets and long-term debt for ACLC are included in the citywide statement of net position. There are no separately issued financial statements for ACLC.

Aurora Urban Renewal Authority (AURA) – AURA was formed by action of the City Council in 1981, pursuant to Part 1 of Article 25, Title 31, of the Colorado Revised Statutes. AURA has various expressed powers including the power to: undertake urban renewal projects, mortgage, sell or dispose of property, borrow money, accept grants, and issue tax-increment and other forms of securities. From time to time, the City Council has determined the existence of blighted conditions in the city and designated Urban Renewal Areas. AURA is a component unit because its exclusion would make the city's financial statements misleading. AURA is a blended component unit because AURA's governing body consists of the City Council and four additional members representing the following groups: County Government, School Districts, Special Districts and General City appointment to be compliant with current State Law. It provides specific financial benefits solely to the city. AURA financial statements consist of a general fund and a debt service fund. The AURA general fund is presented in these financial statements as a special revenue fund. Noncurrent debt and noncurrent assets of AURA are included in the citywide statement of net position. There are no separately issued financial statements for AURA.

The General Improvement Districts (GIDs) – Three separate fence GIDs, a sewer line GID, a conference center GID, and a street GID have been created by action of registered voters in their respective neighborhoods to construct masonry fences and sewer line and street improvements financed by the issuance of general obligation bonds (repaid with property taxes assessed on their respective neighborhoods). The conference center GID currently has no debt outstanding. Each GID is a blended component unit because its governing body is the same as the City Council and it provides financial benefits solely to the city. The general fund for each GID is reported in the financial statements as a separate special revenue fund. The noncurrent debt of each respective GID is included in the citywide statement of net position. There are no separately issued financial statements for any of the GIDs. The six GIDs are as follows:

Cherry Creek Fence General Improvement District (GID) – Cherry Creek Fence GID was formed by action of registered voters of the Cherry Creek Racquet Club neighborhood in 2007.

Meadow Hills Fence General Improvement District (GID) – Meadow Hills Fence GID was formed by action of registered voters of the Meadow Hills neighborhood in 2008.

Peoria Park Fence General Improvement District (GID) – Peoria Park Fence GID was formed by action of registered voters of the Peoria Park neighborhood in 2008.

Pier Point 7 Sewer General Improvement District (GID) – Pier Point 7 Sewer GID was formed by action of registered voters of the Pier Point 7 neighborhood in 2009.

Aurora Conference Center General Improvement District (GID) – Aurora Conference Center GID was formed by action of registered voters in 2011.

Cobblewood Street General Improvement District (GID) – Cobblewood Street GID was formed by action of registered voters of the Cobblewood neighborhood in 2016.

3. Fiduciary Component Units

General Employees' Retirement Plan (GERP) – GERP was created to provide retirement benefits to career service and executive personnel. It has a separate, independent board that administers the plan. Three of the seven board members are appointed by City Council. GERP is a component unit because it is funded by contributions from the city and city employees, thus the city is considered to have a financial burden because it is legally obligated, or has otherwise assumed the obligation, to make such contributions, and its exclusion would make the city's financial statements misleading. GERP is included in this report as a pension trust fund in the fiduciary fund statements. GERP is not included in the citywide statements because its assets are not available to finance city programs. Separately issued, audited financial statements are available online at www.auroragerp.org or by contacting GERP at 12100 East Iliff Avenue, Suite 108, Aurora, Colorado 80014 or telephone (303) 368-9160.

Elected Officials' and Executive Personnel Defined Benefit Plan (EOEP) – EOEP was created in 2001 to provide retirement benefits to elected officials and executive personnel. As required by city code, a city executive serves as plan trustee and plan administrator. EOEP is a component unit because it is funded solely by contributions from the city, thus the city is considered to have a financial burden because it is legally obligated, or has otherwise assumed the obligation, to make such contributions, and because its exclusion would make the city's financial statements misleading. EOEP is included in this report as a pension trust fund in the fiduciary fund statements. EOEP is not included in the citywide statements because its assets are not available to finance city programs. There are no separately issued financial statements for EOEP.

Old Hire Pension Plans – Fire and Police –The Old Hire Fire and Police Plans are part of a statewide agent multiple-employer defined benefit plan, known as the Affiliated Local Plans. The Affiliated Local Plans represent the assets of numerous separate plans that have been pooled for investment purposes. Under Colorado Revised Statute (C.R.S.) 31-31-701, the city has elected to affiliate its Old Hire Fire and Police pension plans with the Fire and Police Pension Association of Colorado (FPPA). Under Title 31 of the C.R.S., old hire defined benefit plans, which have elected to affiliate with FPPA for investment of assets and certain administrative functions, are not governed by FPPA. Each plan has a separate plan document and actuarial valuation and is governed by its own local pension board, which serves as the trustee of the plan. Each of the city's Old Hire pension boards have the authority to amend the plan and are responsible for the overall administration of the plan, the determination of benefits, and are responsible for verifying all aspects of the plan (i.e., retirement benefits, refunds, contribution totals, etc). Each Old Hire Plan is a component unit for purposes of Governmental Accounting Standards Board (GASB) Statement No. 84 *Fiduciary Activities* (GASB 84) because each plan is held in trust, each Old Hire Plan board is appointed by the primary government as required by the C.R.S. and the city is considered to have a financial burden because it is legally obligated, or has otherwise assumed the obligation, to make contributions to each plan. Each Old Hire Plan is included in this report as a pension trust fund in the fiduciary fund statements. The Old Hire Plans are not included in the citywide statements because their assets are not available to finance city programs. The Old Hire Plans are included in the FPPA's annual separately issued audited financial statements; this report is available online at www.fppaco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237 or telephone (303) 770-3772.

Executive Retirement Plan – The Executive Retirement Plan (ERP) is an open defined contribution money purchase plan established by City Ordinance to provide retirement benefits for city executive personnel and is administered by MissionSquare Retirement, formally International City Management Association Retirement Corporation (ICMA-RC). The ERP board is appointed by City Council who has the ability to impose its will as it can modify and approve the contribution rates. The ERP is included in this report as a pension trust fund in the fiduciary fund statements and not included in the citywide statements because its assets are not available to finance city programs. There are no separately issued financial statements for ERP.

Police Retirement Plan – The Police Retirement Plan (PRP) is a single employer defined benefit pension plan created by City Council for the exclusive benefit for civil service personnel directly involved with the provision of police protection. The effective date of the plan is January 1, 2022. The Plan Administration Committee, composed of members elected by the Plan's current participants, serves as plan trustee and administrator. PRP is maintained for the exclusive benefit of the employees of the city and their beneficiaries and is funded by contributions from the city and city employees, thus the city is considered to have a financial burden because it is legally obligated, or has otherwise assumed the obligation, to make such contributions, and its exclusion would make the city's financial statements misleading. The PRP is included in this report as a pension trust fund in the fiduciary fund statements and not included in the citywide statements because its assets are not available to finance city programs. Separately issued audited financial statements are available online at www.apmppp.org or by contacting Cheryl Wilks, Innovest Manager, at (303) 221-5900.

4. Joint Venture

Aurora-Colorado Springs Joint Water Authority (ACSJWA) – ACSJWA was formed in 1983, by contract, between the city and the city of Colorado Springs, Colorado, for the purpose of developing water resources, systems, or facilities in whole or in part for the benefit of the two cities. The council of each city appoints three directors to the board. The ACSJWA must obtain approval from both cities before proceeding with any new project. Prior approval is not required for operating and maintenance expenses related to a previously approved project. To date, the cities have approved one project, the construction and operation of a pipeline to transport raw water. Construction was financed through revenue bonds. The city has a 1/3 participation share and Colorado Springs has a 2/3 participation share in the project.

The city's share of the ACSJWA is accounted for in the Water Fund using the equity method. The Water Fund is a major proprietary fund and business-type activity. Separately issued, audited financial statements for ACSJWA are available at Colorado Springs Utilities, P.O. Box 1103, Mail Code 0929, Colorado Springs, Colorado 80947-0929 or telephone (719) 668-8550.

B. Citywide and Fund Financial Statements

The financial statements of the city are prepared in accordance with accounting principles applicable to governments, which are generally accepted in the United States of America (U.S. GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing U.S. governmental accounting and financial reporting principles.

The citywide financial statements (i.e., the statement of net position and the statement of activities) provide financial information about the city as a whole (the primary government and its component units). Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from legally separate component units for which the government is financially accountable.

The *statement of activities* demonstrates the extent to which direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include: 1) charges for services; 2) program-specific operating grants and contributions; and 3) program-specific capital grants and contributions. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the fiduciary funds are excluded from citywide reporting as the assets are not available to finance city operations.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The citywide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund, internal service fund, and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they become both measurable and available. The city considers revenues, other than grants, to be measurable and available if collected within two months after year-end. Grants are considered measurable and available if 1) they are collected within one year after year-end and 2) all eligibility requirements, including incurring allowable costs, have been met. Property taxes are recognized as revenue in the year for which they are levied (the year subsequent to the levy year) and are reported as a receivable and deferred inflow of resources in the year levied, as an enforceable legal claim occurs at this time. Revenues susceptible to accrual under the modified accrual basis include fines, surcharges, intergovernmental, grants, interest and the following taxes: property, sales, use, lodgers, occupational privilege, franchise, and specific ownership tax. All other revenues are considered measurable and available only when cash is received. Expenditures are recorded when the related liability is incurred, with the exception of principal and interest on long-term debt and compensated absences, which are recognized when matured.

When both restricted and unrestricted resources are available for use, spending is determined on a case by case basis but it is generally the city's intent to use restricted resources first, then unrestricted resources as needed.

The city reports the following major governmental funds:

The *General Fund* accounts for taxes and other resources traditionally associated with government and the operations of the city that are financed from those resources.

The *City Capital Projects Fund* accounts for financial resources used for construction and acquisition of major capital projects.

The city reports the following major proprietary funds:

The *Water Fund* accounts for the acquisition of water and water rights and for the operation and maintenance of reservoirs, wells, water treatment plants and distribution systems.

The *Wastewater Fund* accounts for the systems and operations used in treating and disposing of wastewater from sanitary wastewater and storm drain services.

Additionally, the city reports the following nonmajor funds:

Special Revenue Funds account for revenues that are restricted or committed for a specific purpose. The city has eighteen active special revenue funds at December 31, 2024: Gifts and Grants, Development Review, Marijuana Tax Revenue, Community Development, Enhanced E-911, Conservation Trust, Parks Development, Open Space, Recreation Services, Cultural Services, Parking and Mobility, Peoria Park Fence GID, Meadow Hills Fence GID, Cherry Creek Fence GID, Aurora Conference Center GID, Pier Point 7 Sewer GID, Cobblewood Street GID and AURA General Fund

Debt Service Funds account for the accumulation of resources and payments of principal, interest and fees related to special assessments, revenue bonds and certificates of participation except those accounted for in proprietary funds. The city has two debt service funds: AURA Debt Service and ACLC Debt Service.

Capital Projects Funds account for resources allocated for the acquisition or construction of capital projects except those financed by special revenue or proprietary funds. The city has two nonmajor capital projects funds: the ACLC Capital Projects Fund and the Transportation Maintenance Fund.

The *Golf Fund* accounts for the operations and maintenance of city owned or operated golf courses. The Golf Fund is a nonmajor proprietary fund.

Internal Service Funds are used to account for resources calculated on a cost recovery basis and provided by other city funds for centralized acquisition of supplies and services. The city has two internal service funds: Fleet Management and Risk Management.

Pension Trust Funds account for the accumulation of resources and the payment of retirement benefits to qualified employees. The city has six pension trust funds: the City of Aurora General Employees' Retirement Plan (GERP), the City of Aurora Elected Officials' and Executive Personnel Defined Benefit Plan (EOEP), the Old Hire Fire Pension Plan, the Old Hire Police Pension Plan, the Executive Retirement Plan (ERP) and the Police Retirement Plan (PRP).

The city has two *Custodial Funds*. Police Evidentiary Cash represents funds seized from defendants and held by the city until resolution by a judicial court to either return the funds to the defendant, send to a higher court for continued judicial processing or ruled as a forfeiture of funds and the money is retained by the city and/or shared with another judicial court. Stanley Film Center represents the collection, administration and distribution of the state sales tax increment dedicated for the Stanley Film Center project by AURA who serves as the approved financing entity by the Colorado Office of Economic Development and International Trade for this regional tourism project.

Program revenues are those that are derived directly from the program itself. Program revenues are divided into three groups: charges for services, program-specific operating grants and contributions, and program-specific capital grants and contributions. Charges for services are exchange or exchange-like transactions including: fees, licenses, permits, and special assessments. Program-specific grants and contributions include revenues arising from mandatory and voluntary nonexchange transactions with other governments, private organizations or individuals where monies are required by the grantor/contributor to be used for a particular program or activity. Program-specific grants and contributions that are required to be used to purchase or construct capital assets are shown in the capital grants and contributions column. All other program-specific grants and contributions are shown as operating revenues. Water and Wastewater capital grants and contributions include tap and annexation fees, which are required to be used for the construction of water and wastewater capital assets.

General Revenues include: all taxes levied by the city regardless of their purpose; unrestricted investment income; and multi-purpose or non-specific grants and contributions.

The proprietary fund statement of revenues, expenses and changes in net position separately presents revenues and expenses that are directly related to the service provided by the fund as "operating." Operating revenues are primarily charges for services (exchange or exchange-like transactions for water, wastewater and golf services). Golf operating revenues also include sales of merchandise. Operating revenues for internal service funds are charges for services provided to other funds and departments. All other revenues in the proprietary funds are reported as nonoperating. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, claims losses, and depreciation on capital assets. All other expenses are reported as nonoperating.

D. Deferred Inflows and Outflows of Resources

A deferred inflow of resources is an acquisition of net assets by the city that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net assets by the city that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statements as revenues, expenses, or reductions of liabilities or increases in assets until the period(s) to which they relate.

In accordance with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* and GASB Statement No. 87, *Leases*, the financial statements of the city include both deferred outflows of resources and deferred inflows of resources. The citywide statements include deferred outflows of resources representing the deferred loss on refunding recorded in the business-type activities column for the Water Fund and in the governmental activities column at citywide related to the ACLC Debt Service Fund, as well as items relating to the city's pension and OPEB obligations in both the business-type and governmental activities columns. The citywide statements include deferred inflows of resources representing a deferred gain on refunding recorded in the business-type activities column of the Wastewater Fund and items relating to the city's pension and OPEB obligations in both the business-type and governmental activities columns. The citywide statements also include deferred inflows of resources from leases, where the city is the lessor, and are recognized using the straight line method over the lease term. Property taxes are recorded as a deferred inflow of resources when levied in the fund statements and in the citywide statements. The fund statements include unavailable fund resources that have not met modified accrual revenue recognition criteria. Unavailable fund resources include: special assessment receivables, tax audit receivables and notes receivables that are unavailable in the fund statements but are recognized as revenue in the citywide statements.

E. Cash and Investments

The city pools its cash and investments. All temporary cash surpluses are invested. Earnings on pooled investments are allocated among the funds based on an average daily balance of the individual fund's equity in pooled monies. The amounts shown as "cash and cash equivalents" and "investments" in the citywide and proprietary funds statement of net position and the governmental funds balance sheet include both unrestricted equity in the city's pool and unrestricted amounts held in non-pooled accounts. Restricted assets, which may contain pooled and non-pooled amounts, include cash and investments required to be used for specific purposes based on the constraints externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. Cash and cash equivalents are carried at fair value and include petty cash, demand deposits and highly liquid investments (readily convertible to known amounts of cash) with maturities of three months or less from purchase date. Investments are stated at fair value based upon quoted market prices in brokerage service reports except for non-negotiable certificates of deposit which are stated at cost and investments in local government investment pools which are measured at the net asset value per share. In regard to pension plan investments, see Note 2 for additional information.

F. Interfund Transactions

During the course of operations, transactions occur between individual funds for goods provided or services rendered. Receivables and payables related to these transactions are reported as due from other funds and due to other funds, respectively, in the fund statements. Interfund loans or advances, which are made to provide internal financing, are reported as interfund loans in the fund statements.

In the process of aggregating data for the citywide statement of net position, amounts reported in the funds as interfund receivables and payables are eliminated. The residual amounts due between governmental and business-type activities are shown on a single line as internal balances. Interfund amounts (if any) due between the primary government and a fiduciary fund are shown on the citywide statement as receivable or payable of the fiduciary fund rather than internal balances.

Interfund activities include: transfers, internal billings, and transactions with internal service funds. For fund statement presentation, transfers are shown as “transfers in” and “transfers out.” Internal billings, including transactions with internal service funds, are shown as revenues and expenses/expenditures in the respective funds. As a general rule, these revenues/transfers in and expenditures/expenses/transfers out have been eliminated in the aggregation of data for the citywide statement of activities. Exceptions to this rule are charges between the city’s water function and various other functions of the city. Elimination of these charges would distort the direct costs and program revenues reported in the various functions concerned.

G. Inventories

Inventories are stated at cost determined using the first-in, first-out basis. The cost of inventories in the proprietary fund statements and citywide statements are recorded as an expense when consumed rather than when purchased. Restricted inventories included in the governmental fund statements and citywide statements represent housing purchased, rehabilitated and resold under the Neighborhood Stabilization Program grant for \$151,529.

H. Assets Acquired for Resale

Assets acquired for resale reflects properties acquired by the city for the express purpose of resale. Since these assets are intended to be converted to cash rather than used in daily operations, they are reported in governmental fund statements as a financial asset valued at the lesser of cost or net market value. The properties are blighted and intended to be sold for economic redevelopment purposes per state redevelopment statutes. The properties are valued at \$11,240,498.

I. Capital Assets

The criteria used for capitalizing assets include assets with an estimated useful life of more than one year and an acquisition cost meeting the threshold level on a per unit basis. Capital assets are stated at actual cost for purchased and constructed assets, estimated historical cost for older assets for which actual cost was not determinable, and estimated acquisition value at the time of receipt for donated or contributed items. Street infrastructure recorded from 1973 through 2002 is stated at discounted replacement cost. Expenditures incurred during the construction phase are recorded as construction in progress. These amounts are transferred from construction in progress to the appropriate classification (water rights, buildings and improvements, or infrastructure) upon completion of the project. Land, machinery, and equipment are normally recorded upon receipt. Land includes intangible water rights and easements. Machinery and equipment include both internally developed and externally acquired computer software. Salvage value is not material and is therefore not computed. Accordingly, assets are completely depreciated if retained for their total estimated useful life. Straight-line depreciation is used in all cases over the following estimated useful lives. Threshold levels are approved by City Council; the most recent increases became effective as of fiscal year 2013 and are as follows:

Estimated Useful Lives Assigned by Individual Items

Description	Estimated Useful Life (Years)	Threshold Levels
Land and water rights	N/A	\$ 50,000
Buildings and improvements	20-50	50,000
Infrastructure:		
Street overlay and improvements	10	250,000
Other utility improvements	20-65	250,000
Mains and conduits	65-95	250,000
Reservoirs/park improvements/roads	99	250,000
Machinery and equipment	3-20	5,000
Assets purchased with federal funds	Varies by category	5,000

Capital assets purchased by governmental funds are not included as assets in the governmental fund but as expenditures. These expenditures are reclassified on the reconciliation of governmental funds balance sheet to the citywide statement of net position. Interest incurred during construction is not capitalized. Estimated costs for streets constructed by developers and contributed to the city are reported as program revenue for the public works function in the citywide statement of activities and as additions to infrastructure in the citywide statement of net position.

Capital assets purchased by proprietary funds are included on the fund's statement of net position as well as in the business-type activities column of the citywide financial statements. Developers who construct water and wastewater lines for subdivisions are required to furnish cost figures to the city for contributed lines. If cost figures are not provided, the city estimates the value of the donated asset. Such costs are recorded as capital assets and capital contribution revenues when accepted by the city.

J. Lease Assets

A lease is defined as a contractual agreement that conveys control of the right to use another entity's nonfinancial asset, for a minimum contractual period of greater than one year, in an exchange or exchange-like transaction. The city enters into leases as a lessee within governmental and business-type activities.

As Lessee, the city recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide and proprietary fund financial statements.

Leases that meet the following threshold for major and nonmajor funds are reported at the present value of lease receipts and lease payments.

Lease Assets

Payment Frequency	Threshold Levels
One-Time	\$ 5,000
Monthly	250
As Needed	250
Aggregated Present Value (Beginning in 2024)	> 1% of corresponding asset category

At commencement of the lease, the city initially measures the lease liability at the present value of the payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured at the initial amount of the lease liability, adjusted for payments made at or before the lease commencement date, plus certain initial direct costs.

Subsequently, the lease asset is amortized on a straight-line basis over the shorter of the lease term or useful life. Variable lease payments based on the usage of the underlying assets are not included in the lease liability calculation but are recognized as outflows of resources in the period in which the obligation is incurred.

Key estimates and judgements related to leases include how the city determines the discount rate it uses to discount the expected lease payments to present value, lease term and lease payments.

- The city uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the city uses an estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are fixed payments.

The city monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported distinctly and lease liabilities are reported as long-term liabilities on the statement of net position.

K. Lease Receivables

As Lessor, the city recognizes a lease receivable and a deferred inflow of resources in the government wide, governmental fund and proprietary fund financial statements. Leases are reported at the present value of lease receipts and lease payments.

At the commencement of the lease, the city initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion

of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date.

Subsequently, the deferred inflow of resources is recognized as revenue on a straight-line basis over the life of the lease term. Variable lease payments based on future performance of the lessee or the usage of the underlying assets are not included in the lease receivable calculations but are recognized as inflows or resources in the period in which those payments occur.

Key estimates and judgements include how the city determines the discount rate it uses to discount the expected lease receipts to present value, lease term and lease receipts.

- The city uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The city monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

L. Subscription Assets

A subscription-based information technology arrangement (SBITA) is defined as a contract that conveys control of the right to use another party's (a SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.

The city recognizes subscription based information technology arrangements (SBITA) as a liability and an intangible right-to-use asset in the government-wide financial statements.

SBITA assets that meet a \$100,000 annual threshold are reported in the financial statements.

At commencement of the subscription, the city initially measures the liability at the present value of the payments expected to be made during the subscription term. Subsequently, the liability is reduced by the principal portion of the subscription payments made. The subscription asset is initially measured at the initial amount of the liability, adjusted for payments made at or before the commencement date of the agreement, plus certain initial direct costs.

Subsequently, the asset is amortized on a straight-line basis over the shorter of the subscription term or useful life. Variable payments based on the usage of the underlying assets are not included in the liability calculation but are recognized as outflows of resources in the period in which the obligation is incurred.

Key estimates and judgements related to subscriptions include how the city determines the discount rate it uses to discount the expected payments to present value, subscription term and subscription payments.

- The city uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the city uses an estimated incremental borrowing rate as the discount rate for the SBITA.
- The term includes the noncancellable period of the subscription. Subscription payments included in the measurement of the subscription liability are fixed payments.

The city monitors changes in circumstances that would require a remeasurement of its subscription and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the liability.

SBITA assets are reported distinctly and SBITA liabilities are reported as long-term liabilities on the statement of net position.

M. Accounts Payable

Amounts reported as accounts payable on the statement of net position include:

	Governmental Activities	Business-type Activities
Vendors	\$ 55,291,061	\$ 52,857,963
Salaries and Benefits	3,247,832	465,660
Total	\$ 58,538,893	\$ 53,323,623

N. Unearned Revenues (Liabilities)

Unearned revenues reflect amounts that have been received before the city has a legal claim to the funds. In subsequent periods, when revenue recognition criteria are met, or when the city has a legal claim to the resources, the unearned revenue is removed from the statements of net position or governmental funds balance sheet and revenue is recognized.

O. Noncurrent Liabilities

Noncurrent liabilities include: bonds, notes, certificates of participation, financed purchase agreements, claims payable, earned but not used compensated absences, lease liability, subscription liability, net pension liability and total OPEB liability. For governmental funds, the liability is recorded when payment is due, or when resources have been accumulated in the debt service fund for payment early in the following year. Proceeds from issuance of debt, leases, and subscriptions are reported in the governmental funds as "other financing sources" and payments of principal are shown as expenditures. For the citywide statements, governmental debt, lease, and subscription issuances are shown as noncurrent liabilities and principal payments are shown as decreases in noncurrent liabilities. Amounts due within the next twelve months are reported as "due within one year" with the remaining amount being reported as "due beyond one year." For the proprietary and pension trust funds, long-term liabilities are accounted for in the applicable fund. Additionally, proprietary fund long-term liabilities are accounted for in the business-type activities column of the citywide financial statements.

P. Bond Premiums and Discounts

In governmental funds, bond premiums and discounts are reported as other financing sources/uses. For the citywide and the proprietary fund statements, bond premiums and discounts are capitalized and amortized over the term of the bonds using the straight-line method. Bond premiums and discounts are presented as a reduction of the face amount of bonds payable.

Q. Compensated Absences

City policy allows employees to accumulate earned but not used annual leave up to maximum hours as indicated in the table below. Annual leave hours for Police in excess of the maximum accrual permitted is paid out in the subsequent year. Annual leave hours for Fire Civil Service 24-hour shift in excess of the maximum accrual permitted are forfeited on January 1 of the subsequent year. Annual leave hours for all other employees in excess of the maximum accrual permitted are forfeited on the payroll date of the subsequent year that includes February 28 within the pay period. Accrued annual leave is payable to the extent earned.

Employee Group	Maximum Hours
Police	340
Fire Civil Service 8-hour shift	256
Fire Civil Service 24-hour shift	360
Career Service	260

Generally, Career Service employees may convert sick leave hours accumulated in excess of established minimums annually in January to cash payments at a rate of one hour's pay for every two hours of sick leave up to the established maximum payment hours. Annually in March, Career Service employees may elect to increase their annual leave balances by up to forty hours per year in exchange for twice the amount of accumulated sick leave over minimum accrual hours. Police and Fire Civil Service may only convert sick leave hours to cash at a rate of one hour's pay for every two hours of sick leave. At separation, employees may receive payout of accrued sick leave hours up to established maximums at one-half base pay.

Employees	Minimum Accrual Hours	Maximum Payment Hours	Maximum Payout Hours at Separation
Council Appointees	520	120	960
Police and Career Service	720	120	960
Fire Civil Service 8-hour shift	684	120	1368
Fire Civil Service 24-hour shift	960	120	1920

The city records a liability for accrued compensated absences and related payroll taxes in accordance with the adoption of GASB Statement No. 101, *Compensated Absences*. Only the portion of compensated absences that is due is reported as a liability in a governmental fund while the entire liability is reflected in the citywide statement of net position as noncurrent liabilities. The liability for compensated absences for employees whose work primarily benefits a proprietary fund is recorded in the respective fund. The portion of amounts anticipated to be used, as well as paid (in lieu of used), over the next twelve months are reported as “current portion of long-term liabilities” in the proprietary fund statements and as “due within one year” in the business-type activities on the citywide statement of net position.

R. Defined Benefit Pension Plans

The city participates in three single employer defined benefit pension plans, two agent multiple-employer defined benefit plans and one cost-sharing multiple employer defined benefit pension plans.

For the purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the City of Aurora General Employees’ Retirement Plan (GERP), the City of Aurora Elected Officials’ and Executive Personnel Defined Benefit Plan (EOEP), the City of Aurora Police Retirement Plan (PRP) and the Fire and Police Pension Association of Colorado (FPPA) Plans, including Old Hire-Fire, Old Hire-Police, Statewide Retirement Plan, and additions to/deductions from each plan’s fiduciary net position have been determined on the same basis as they are reported by each of the Plans. For this purpose, benefit payments (including refunds on employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GERP is recognized in both governmental activities and business-type activities as employee participation for GERP is citywide. The allocations are based on full-time career salary expenditure/expense for the year for employees that participate in GERP. The remaining Plans are recognized in governmental activities only as they have minimal or no employee participation from business-type activities.

Each Plan has an annual or bi-annual actuarial valuation that is either considered in establishing funding policies or determines the annual required contribution. The contribution rates or annual required contributions are intended to be sufficient to amortize each Plan’s unfunded actuarial accrued liability over a specified period as identified by each Plan.

S. Other Postemployment Benefits (OPEB)

The city acts in a single employer capacity in providing medical benefits to eligible retirees and their qualifying dependents through the city’s group health insurance plan.

The total OPEB liability, deferred outflows of resources, deferred inflows of resources and OPEB expense are determined by a bi-annual actuarial valuation with a roll-forward done in the off-cycle year. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 as the plan is funded on a pay-as-you-go basis.

OPEB is recognized in both governmental activities and business-type activities as employee participation for OPEB is citywide. The allocations are based on the proportion of health insurance expenditure/expense for the year.

T. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions. These assumptions affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues and expenditures and disclosure of contingent assets and liabilities. Actual results could differ from those estimates.

U. Fund Balances and Net Position

Fund balances reflect assets plus deferred outflows of resources minus liabilities plus deferred inflows of resources and are shown only in the governmental fund statements. Fund balance is divided into four classifications: restricted, committed, assigned and unassigned. Fund balance is reported as restricted when constraints placed on the use are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. Additionally, assets that are required by outside sources to be used for a specific purpose are shown on the balance sheet as "restricted assets." Fund balance is reported as committed when constraints are imposed by formal action (ordinance or resolution) of the City Council, the city's highest level of decision-making authority. Council ordinances and resolutions require the same level of council action to add or remove a constraint. Both are equally binding for their respective purposes and are mutually exclusive, not interchangeable with one another. Fund balance is reported as assigned when the intent of the city is to use it for a specific purpose.

The Financial Policies and Guidelines, as approved by City Council, authorize the assignment of fund balances by informal action of City Council (no ordinance or resolution) or by the City Manager or the Finance Director as long as City Council has been advised of the assignment through either the budget process or some other process. Positive unassigned fund balance is the residual and may only be reported in the General Fund. Negative unassigned fund balance may be reported in any governmental fund other than the General Fund when expenditures incurred for specific purposes exceed amounts restricted, committed or assigned to those purposes.

Net position is assets plus deferred outflows of resources minus liabilities plus deferred inflows of resources and is shown in the citywide, proprietary and fiduciary fund financial statements and is reported in three classifications. Net investment in capital assets reflects capital, lease, and subscription assets (net of accumulated depreciation/amortization) reduced by the outstanding amount of debt, which was issued to acquire or construct the assets. Restricted net position report amounts legally segregated for a specific future use. Remaining net position is reported as unrestricted.

At December 31, 2024, the Risk Management Fund had a deficit net position in the amount of \$2,586,692. The deficit in net position resulted from an increase in the accrued claim liability. City management is currently developing a fiscal plan to reduce the deficit.

At December 31, 2024, the Parkside Business Improvement District (BID) component unit had a deficit net position in the amount of \$2,911,996 and the Citadel on Colfax BID component unit had a deficit net position in the amount of \$2,348,905. The deficit in net position resulted from a portion of their respective debt proceeds being used to fund capitalized interest and the cost of issuing the bonds. The Parkside BID and Citadel on Colfax BID will receive future property tax, specific ownership tax and other pledged revenues to fund their respective deficit net position.

V. Budgets

On or before September 1 of each year, a proposed budget is provided by the City Manager to the City Council for review. The City Council holds public hearings and may add to, subtract from, or change the proposed appropriations and associated revenues and reserves. The City Council is required to adopt the budget for the upcoming year by November 30, but typically does so before every November election.

Budgets are legally adopted for all funds which are subject to the budgetary requirements of the Colorado Revised Statutes (C.R.S.). Budgets for the component units: ACLC, AURA, the GIDs, GERP, EOEP, PRP, Havana BID, Parkside BID and Citadel on Colfax BID may be subject to the budgetary requirements of the C.R.S. but are not required to be and are not legally adopted by the city, although the city may approve a component unit's budget.

The city adopts both annual operating appropriations and project-length appropriations each year. Operating costs are controlled at the fund and department level for the General Fund and at the fund level for all other funds. Expenditures may not exceed appropriations at those levels. Annual operating appropriations lapse at year-end except for amounts that are encumbered (reserves for encumbrances are commitments on purchase orders that remain open at year-end).

The city adopts all capital projects on a project-length budget. Project-length (continuing appropriations) budgets do not lapse until the project for which the appropriation was made is completed or abandoned. Project expenditures are controlled at the fund, department and project levels. Expenditures may not exceed appropriations at any of those levels.

The following funds have both project-length continuing appropriations and annual operational budgets: City Capital Projects, Water, Wastewater, Golf, Gifts and Grants, Marijuana Tax Revenue, Enhanced E-911, Conservation Trust, Parks Development, Open Space and Recreation Services. The Community Development Fund only adopts project-length budgets.

Since expenditures may not legally exceed budgeted appropriations, appropriation amendments are approved as necessary. Budget amendments require City Council approval by ordinance. The final budget does not always include budget reductions in expenditures or changes in revenues for amounts approved subsequent to the original budget when legal compliance is already demonstrated.

Budget transfers within a department may be made with administrative approval if the transfer is within the same fund. Transfers between departments within the General Fund require City Council approval by ordinance or resolution. Transfers between funds require City Council approval by ordinance.

Basis of Budgeting

The city budgets on a "funds available" basis (budgetary basis). Budgetary basis revenues and other financing sources are considered increases in funds available, and budgetary basis expenditures and other financing uses are considered uses of funds available. In general, funds available are defined as current assets minus current liabilities. However, certain items that are considered current for GAAP accounting are considered long-term for the city budget. Some examples of these in proprietary funds include the current portion of accrued compensated absences and the current portion of long-term debt.

The city's budget disclosure presents funds available net of restrictions and commitments. While the restrictions and commitments are available to appropriate, funds available after restrictions and commitments represent funds that may be used for general purposes.

The "funds available" basis differs from the U.S. GAAP Basis of Accounting as follows:

1. Governmental Funds

- a) Encumbrances are treated as expenditures in the year they are encumbered, not when the expenditure occurs.
- b) Grants are considered revenue when awarded, not when earned.
- c) Sales, use and lodgers taxes are considered revenue when received rather than when earned.
- d) Project-length (continuing appropriation) budgets are considered reductions of funds available when appropriated, not when expenditures occur.
- e) Purchases of inventory are considered expenditures when purchased, not when sold or used.
- f) Overspending of project length (continuing appropriation) budgets is considered to reduce funds available.
- g) Close-out of unspent project-length (continuing appropriation) budgets is considered to increase funds available.
- h) Proceeds from financed purchase agreements and related capital expenditures are not budgeted.
- i) The value received on the trade-in of capital assets and the related capital expenditures are not budgeted.
- j) Changes in investment income due to recording investments at fair value are not budgeted.
- k) January sick leave buyout is expensed for GAAP but not for budget until the subsequent year.
- l) Transactions related to asset forfeitures are not budgeted.

2. Proprietary Funds

- a) Capital outlay is budgeted as an expenditure in the year purchased.
- b) Depreciation and amortization is not budgeted.
- c) Proceeds from the issuance of debt are considered revenues instead of an increase in liabilities.
- d) Principal payments are shown as expenditures rather than reductions of the liability.
- e) Encumbrances are treated as expenditures in the year they are encumbered, not when the expense occurs.
- f) Grants are considered revenue when awarded, not when earned.
- g) Receipts of long-term receivables are considered revenues, not reductions of the receivable.
- h) Proceeds from the sale of assets are recognized as revenue; however, the related gain or loss is not.
- i) Purchases of inventory are considered expenditures when purchased, not when sold or used.
- j) Gains or losses on refunding and prepayment of debt are considered to increase or decrease the funds available in the year in which they occur and are not capitalized and amortized over the life of the bonds.
- k) January sick leave buyout is expensed for GAAP but not for budget until the subsequent year.
- l) Accrued compensated absences are not considered expenditures until paid.
- m) Interest earned on escrowed cash and investments is not considered revenue for budget purposes.

- n) The gain or loss on the equity in the joint venture is not budgeted, however payments to the joint venture, if any, are budgeted as expenditures.
- o) Project-length (continuing appropriation) budgets are considered reductions of funds available when appropriated, not when expenditures occur.
- p) Overspending of project length budgets is considered to reduce funds available.
- q) Close-out of unspent project length budgets is considered to increase funds available.
- r) Proceeds from financed purchase agreements and related capital expenditures are not budgeted.
- s) The value received on the trade-in of capital assets and the related capital expenditures are not budgeted.
- t) Changes in investment income due to recording investments at fair value are not budgeted.

2. CASH AND INVESTMENTS

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Cash and Investments	Governmental Activities	Business-type Activities	Fiduciary Funds	Component Unit	Total
Cash and cash equivalents	\$ 51,276,915	\$ 1,044,396	\$ -	\$ 734,796	\$ 53,056,107
Investments	306,774,860	183,497,256	-	-	490,272,116
Restricted cash and cash equivalents	46,961,976	2,181,156	17,363,273	1,336,220	67,842,625
Restricted investments	296,958,767	166,715,729	857,843,147	-	1,321,517,643
Total	\$ 701,972,518	\$ 353,438,537	\$ 875,206,420	\$ 2,071,016	\$ 1,932,688,491

As a home rule city, the city is allowed by state statute to invest public funds as permitted by charter or ordinance of the city. The city, by resolution, has established an investment policy that does not include pension funds. All non-pension Plan investments are governed by this policy except for bond proceeds, which are invested in accordance with state statute, terms of the bond indenture or to meet bond insurer requirements. In addition, the Public Deposit Protection Act (PDPA) requires that all deposits exceeding the amount insured by the FDIC be collateralized to 102% of the deposit. The city maintains all cash deposits in PDPA eligible financial institutions. The total bank balance of the city's cash deposits as of December 31, 2024, was \$8,356,030 of which \$250,000 is covered by FDIC insurance. The carrying value of deposits and cash on hand as of December 31, 2024, was \$6,966,408. The city will seek to maintain an investment portfolio which is diversified by maturity, type of security, corporate industry and, except for U.S. government obligations, by issuer. The objectives of the city's investment program, in order of their priority, are:

- *Safety* of principal is the primary objective of city investment activities and is the single most important factor in determining investment decisions.
- *Liquidity* - The investment portfolio will retain sufficient liquidity to meet all reasonably anticipated operating cash needs.
- *Financial Management Goals* - The timing and form of investment purchases and sales will be managed in a manner consistent with the city's financial management goals.
- *Yield* - After the objectives of safety, liquidity and financial management goals are met, the investment portfolio will be managed with the objective of attaining a market rate of return throughout interest rate cycles.

Primary Government Investments

The city held the following investments on December 31, 2024:

Investment	Pooled Investments	Non-pooled Investments	Total Primary Government
PDPA Money Market Fund*	\$ -	\$ 1,730,096	\$ 1,730,096
LGIP Money Market Fund*	-	10,554,820	10,554,820
Govt Money Market Fund*	81,810,518	402,601	82,213,119
U.S. Treasury Notes	317,631,979	107,376,416	425,008,395
U.S. Agency Notes	236,522,696	42,682,929	279,205,625
Municipal Bonds	40,508,331	-	40,508,331
Corporate Notes	164,768,127	-	164,768,127
Foreign Corporate Notes - USD	44,456,134	-	44,456,134
Total	\$ 885,697,785	\$ 162,746,862	\$ 1,048,444,647

*Money Market Funds are considered cash and cash equivalents for financial statement presentation.

Reconciliation to the statement of net position:

Investments in governmental and business type activities	\$ 953,946,612
Cash and cash equivalents	
Money market funds included in cash	94,498,035
Pooled and other cash not included above	6,966,408
Total cash and cash equivalents and investments	\$ 1,055,411,055
 Total Governmental Activities	 \$ 701,972,518
Total Business Type Activities	353,438,537
Total	\$ 1,055,411,055

Primary Government Allowable Investments

Local Government Investment Pools – The city may utilize local government investment pools (LGIPs) which provide attractive yields, low credit risk, and a high degree of liquidity. The city is invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST or Trust) Prime Fund. COLOTRUST is a local government investment pool with a stable net asset value measured at fair value per share. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00, although not guaranteed. Investment objectives and strategies focus on safety, liquidity, transparency, and competitive yields through investment in a diversified portfolio of short-term marketable securities. The Trust may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities and certain obligations of U.S. government agencies. The Trust does not have any limitations or restrictions on participant withdrawals. The city may invest up to 10% of its portfolio in a LGIP to a maximum amount per the investment policy, not to exceed 50% of the portfolio when combined with money market funds.

Money Market Funds – Must be registered under the Investment Company Act of 1940 that: 1) are "no-load" (no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value of \$1.00 per share; 3) limit assets of the fund to those authorized by state statute; 4) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 5) have a rating of AAAM or the equivalent by one or more nationally recognized statistical rating organization. The city may invest up to 10% of its portfolio in each such fund to a maximum amount per the investment policy, not to exceed 50% of the portfolio when combined with LGIPs.

U.S. Agency Notes – Investments may not exceed 75% of the total par value of the city's portfolio. Maturities may be no more than seven years.

U.S. Treasury Notes – Maturities may be no more than seven years.

Commercial Paper – Commercial paper issued by domestic corporations must be rated at least A-1 or the equivalent at the time of purchase by at least two nationally recognized statistical rating organizations (NRSROs). If the commercial paper issuer has senior debt outstanding, it must be rated at least A or the equivalent at the time of purchase by all rating organizations that rate the issuer. The aggregate investment in corporate debt, commercial paper, and bankers' acceptances shall not exceed 50% of the city's investment portfolio. No more than 3% of the city's investment portfolio may be invested in the obligations of any one issuer.

Municipal Bonds – General Obligation Bonds and Revenue Bonds of any state of the United States, the District of Columbia, or any political subdivision, institution, department, agency, instrumentality, or authority of such a governmental entity with a maximum maturity not to exceed 5 years. If the debt is an obligation of this state or any political subdivision of this state it must be rated at least A- or the equivalent by at least two NRSROs. If the security is an obligation of any of other state or political subdivision of any other state it must be rated at least AA- or the equivalent by at least two NRSROs, and up to 10% may be held in issues rated at least A- or the equivalent by at least two NRSROs with maturities not to exceed two years. The aggregate investment in municipal bonds may not exceed 30% of the City's total portfolio with no more than 3% held in the obligations of any one general obligation issuer or of any one revenue bond project.

Securities of a General Improvement District – These securities may be purchased only upon recommendation by the Finance Director, approval by the City Manager and a resolution adopted by City Council that the investment is: 1) financially appropriate, including liquidity provisions; 2) consistent with the financial management goals of the city, including, but not limited to, managing variable rate risk; and 3) not made for the purpose of discharging such securities.

Domestic Corporate Bonds and Foreign Securities – Domestic corporate bonds must be issued by a corporation or bank organized and operating within the United States. Foreign sovereign, foreign political subdivision and foreign corporate securities issued in foreign markets and under foreign law must be denominated in U.S. dollars. Specific nations whose debt may be purchased shall be approved by council resolution. Currently, the only approved foreign countries are Canada and Australia. Diversification requirements may not exceed the following: 10% of obligations issued in any one authorized foreign country, 20% investment in foreign securities, up to 50% invested in domestic corporate bonds, or 50% combination in both, foreign and domestic. Securities must be rated at least A- or the equivalent by at least two Nationally Recognized Statistical Ratings Organizations (NRSROs) with a maximum maturity not to exceed three years. The aggregate investment in corporate obligations shall not exceed 50% of the portfolio.

Fiduciary Funds Allowable Investments

GERP – GERP contracts with investment managers to manage all the Plan's investments. Each investment portfolio is managed in accordance with investment guidelines as stated in the Plan's revised investment policy which became effective on December 1, 2022 and revised August 22, 2024. These guidelines are specific to two strategies (core and core plus) within the fixed income asset class.

The *core* portfolio will include the following:

- Debt instruments issued by the U.S. Government, its agencies and instrumentalities.
- Debt instruments that have been issued by domestic entities rated BBB- or Baa3 or above by Standard & Poor's rating service or Moody's Investors Service, respectively.
- Dollar denominated debt of comparable quality issued by non-domestic entities in the United States, including securities issued under U.S. Securities and Exchange Commission rule 144(A); and mortgage backed and asset backed securities of investment grade quality.
- For purposes of diversification, the exposure to any single issuer, other than securities issued by the U.S. Treasury or a Government Sponsored Enterprise, shall not exceed 5% of the fair value of the portfolio. Exposure to any single issue or mortgage pool issued by a Government Sponsored Enterprise shall not exceed 5% of the fair value of the portfolio.
- Securities that derive their returns from factors other than interest rates are not permitted in the fixed income portfolio. Examples of such securities are structured notes whose returns are tied to currencies or commodity prices.

The *core plus* portfolio will follow the above guidelines with the following exceptions:

- While the overall portfolio credit quality will be maintained at investment grade, up to 25 percent of the portfolio at fair value may be invested in securities rated below investment grade. Split rated securities will be governed by the lower designation.
- Up to 20 percent of the portfolio at fair value may be invested in securities issued by foreign issuers and denominated in foreign currencies.
- The manager has received authorization to use options, forwards and futures to hedge currency exposure.
- For investment in a commingled fund, the manager is authorized full discretion to use derivative instruments, consistent with fund prospectus.

EOEP – The plan contracts with investment managers to manage all the plan's investments. Assets are diversified and are intended to match, as closely as possible, the investment style, allocation, and performance of GERP. Based on GERP's long-term performance, its relatively conservative investment practices, and the cost-effective nature of this practice, the EOEP trustee, the city's Director of Finance, has determined that it is appropriate for EOEP to mirror GERP's investment strategy and that GERP's investment managers should be utilized to the extent practical.

Executive Retirement Plan (ERP) – The city offers a 401 defined contribution plan for executive staff managed by MissionSquare Retirement, formerly ICMA-RC, a non-profit retirement firm specializing in public organization retirement plans. Individual participants have control over their respective asset allocations and select from numerous mutual fund options available to them. MissionSquare Retirement employs Certified Financial Planners to assist participants in the selection to meet their individual retirement goals. The following table illustrates the aggregate ERP fund balance by fund as of December 31, 2024:

Fund	Percentage of Assets	Balance
Balanced/Asset Allocation	25.2%	\$ 6,667,325
Bond	1.8%	482,773
Guaranteed Lifetime Income	5.1%	1,338,774
International/Global Stock	3.3%	873,268
Specialty	0.7%	184,869
Stable Value/Cash Management	17.4%	4,593,275
U.S. Stock	46.5%	12,311,320
Total Assets	100%	\$ 26,451,604

ERP investments are not subject to credit risk disclosures as the plan consists of open-ended mutual funds. Concentration of credit risk is represented in the above allocation of summary by fund; the percentage of assets in total is determined by the participants' selected investments and not by a city policy. ERP investments are not subject to interest rate risk disclosures as the investments are controlled by the participants and, as such, no weighted average maturity can be determined. The ERP investment portfolio is reviewed quarterly by an independent investment-related consultant and recommendations are brought forward to the city for consideration.

Old Hire Fire and Police Plans – The city participates in the Fire and Police Pension Association of Colorado's (FPPA) closed, non-contributory agent multiple-employer defined benefit plans covering all full-time fire fighters and police officers hired before April 8, 1978. The city's plans are part of the statewide multiple agent employer public employee retirement system and are administered by FPPA through its Affiliated Local Plans. The Affiliated Local Plans are included in FPPA's Fire & Police Members' Benefit Investment Fund and fall under the complete investment authority of the FPPA Board of Directors.

As of December 31, 2024, the Old Hire Fire Plan affiliated local plan investment balance was \$61,652,157 and the Old Hire Police Plan affiliated local plan investment balance was \$83,159,409. The investments are measured at net asset value per share, which is designed to approximate fair value.

Both plans are included in the FPPA's annual separately issued audited financial statements. Additional information regarding the investments and associated risks may be obtained in this report which is available online at www.fppaco.org or by contacting FPPA at Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

PRP – The plan contracts with investment managers to manage the plan's investments. Assets are diversified and are intended to match, as closely as possible, the investment style, allocation and performance of the Plan Administration Committee in its capacity as plan trustee and administrator. The Plan Administration Committee conducts an annual review of the plan's funding policy to ensure objectives of the plan are satisfied. The Plan Administration Committee determines the Plan's valuation policies utilizing information provided by its investment advisers, custodians and insurance companies.

Investment Risk Review

Investments are subject to many different types of risk including, but not limited to, credit risk, custodial credit risk, concentration of credit risk, interest rate risk and foreign currency risk. Credit risk is the risk of default on a debt that may arise from a borrower failing to make required payments. Concentration of credit risk is the risk of loss attributable to the magnitude of the city's investment in a single issuer. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Custodial credit risk is the risk that, in the event of the failure of the counterparty, the city would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Foreign currency risk is the risk that changes in exchange rates will adversely impact the fair value of an investment or deposit. The city has no custodial credit or foreign currency risk except for the fiduciary fund investments, which have foreign currency risk. City policy gives guidance for investment activity to limit risks, as outlined in the following discussion.

Primary Government Investment Risk

Credit risk – Credit ratings are a proxy for credit risk. Ratings on the primary government investments are as follows:

Moody's Rating	LGIP / Govt Money Market	PDPA Money Market Fund	U.S. Treasury Notes	U.S. Agency Notes	Municipal Bonds	Corporate Notes	Foreign Securities U.S. Dollars
Aaa	\$ -	\$ -	\$ 425,008,395	\$ 279,205,625	\$ 9,948,278	\$ 3,458,280	\$ -
Aa1	-	-	-	-	10,460,047	-	-
Aa2	-	-	-	-	17,508,246	25,022,257	-
Aa3	-	-	-	-	-	29,025,772	-
A1	-	-	-	-	-	62,220,656	19,467,732
A2	-	-	-	-	-	45,041,162	24,988,402
A3	-	-	-	-	-	-	-
P-1	-	-	-	-	-	-	-
Aaam	92,767,939	-	-	-	-	-	-
NR	-	1,730,096	-	-	2,591,760	-	-
Total	\$ 92,767,939	\$ 1,730,096	\$ 425,008,395	\$ 279,205,625	\$ 40,508,331	\$ 164,768,127	\$ 44,456,134

Concentration of credit risk – Concentration risk as defined by the Governmental Accounting Standards Board is any investment that represents 5% or more of the total investments to any one issuer. The city's pooled fund investments are in compliance with city policy which limits unsecured investments with any single issuer other than the federal government to no more than 3% of its pooled investments at the time securities are purchased to the total portfolio, excluding bond proceeds.

Interest rate risk – As a means of limiting its exposure to interest rate risk, it is the city's policy to invest in a manner that securities can normally be held to maturity, or close to maturity, and to limit the types and maturities of permitted securities. The city manages its exposure by limiting the weighted average maturities of the portfolio to less than 3 years unless the investments are funded by specifically identified sources such as bond proceeds. Non-pooled investments are invested in accordance with state statute; terms of a bond indenture or to meet bond insurer requirements and may have a weighted average maturity exceeding 2 years.

Investment	Pooled Investments	Weighted Average Maturity (Years)	Non-pooled Investments	Weighted Average Maturity (Years)
PDPA Money Market Fund	\$ -	—	\$ 1,730,096	—
LGIP Money Market Fund	-	—	10,554,820	—
Govt Money Market Fund	81,810,518	—	402,601	—
U.S. Treasury Notes	317,631,979	2.31	107,376,416	0.61
U.S. Agency Notes	236,522,696	2.94	42,682,929	0.38
Municipal Bonds	40,508,331	2.24	-	—
Corporate Notes	164,768,127	1.37	-	—
Foreign Corporate Notes - USD	44,456,134	1.42	-	—
Total	\$ 885,697,785		\$ 162,746,862	

GERP Investment Risk

Credit risk – GERP held fixed income investments with respective qualitative ratings, excluding those which are not considered to have credit risk, as follows:

Moody's Rating	Asset or Mortgage Backed, Corporate and Municipal Bonds	Bond Fund
Aaa	\$ 15,486,341	\$ -
Aa1 to Aa3	4,727,874	-
A1 to A3	19,762,017	-
Baa1 to Baa3	19,632,545	-
Ba1 to Ba3	180,003	-
NR	-	105,565,286
Total	\$ 59,788,780	\$ 105,565,286

Concentration of credit risk – For the fixed income investment manager, the Plan's investment policy states that for purposes of diversification, the exposure to any single issuer, other than securities guaranteed by the U.S. Treasury, may not exceed 5% of the fair value of the portfolio. For the domestic equity investment manager, the Plan's investment policy states that the fair value of any single security holding should be limited to a weight of 5% of the portfolio, or 150% of the security's weight in the benchmark, whichever is higher. There is no formal policy for concentration of credit risk for the international equity and real estate investment managers. On December 31, 2024, the Plan did not have investments in any one organization representing 5% or more of the Plan's assets other than the following indexed and commingled Funds:

Investment	Value	% of Investments
FIAM Core Plus Comingled Pool	\$ 105,565,286	16.3%
Blackrock Equity Index Fund A	94,783,790	14.6%
Dodge & Cox International Stock Fund	43,262,643	6.7%
American EuroPacific Growth	42,905,606	6.6%
Total Greater than 5%	\$ 286,517,325	44.2%

Interest rate risk – Interest rate risk exposure is dictated by each investment manager's agreement. Each portfolio is managed in accordance with investment guidelines as stated in the Plan's investment policy adopted on December 1, 2022. These guidelines are specific to two strategies (core and core plus) within the fixed income asset class:

- The *core fixed income* portfolio is to maintain duration within plus or minus 25 percent of the duration of the Barclays Capital Government Credit Index.
- The *core plus* portfolio is to maintain duration within plus or minus 25 percent of the duration of the Barclays Capital Aggregate Index.

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the Board of Trustees. The Board of Trustees for the Plan has formally adopted an investment policy that allows investment maturities greater than five years.

GERP had the following investments and maturities on December 31, 2024:

Investment	Fair Value	Investment Maturities (in years)				
		Undetermined	Less than 1	1-5	6-10	>10
Short Term Cash Investments*	\$ 13,604,846	\$ 13,604,846	\$ -	\$ -	\$ -	\$ -
U.S. Treasury Bonds	44,554,371	-	-	19,708,884	8,378,342	16,467,145
Corporate Bonds	42,979,967	-	3,914,582	15,970,556	13,255,273	9,839,556
Municipal Bonds	3,522,018	-	-	262,699	1,524,771	1,734,548
Asset Backed Securities	3,149,503	-	-	2,133,600	911,054	104,848
Government MBS & CMBS	10,137,292	-	-	1,053,563	781,949	8,301,781
Bond Fund**	105,565,286	105,565,286	-	-	-	-
Equity Securities	243,309,770	243,309,770	-	-	-	-
Real Estate Funds	59,357,374	59,357,374	-	-	-	-
Alternative Investments	123,195,047	123,195,047	-	-	-	-
Total	\$ 649,375,474	\$ 545,032,323	\$ 3,914,582	\$ 39,129,302	\$ 24,851,389	\$ 36,447,878

*Short Term Cash Investments are considered cash equivalents for financial statement presentation. Weighted average maturity is 36 days and the average quality rating of the underlying investments is A1+.

** Weighted average life for the bond fund is 6.05 years.

Foreign currency risk – The Plan's foreign currency risk exposure resides within investments in international equity mutual funds and one private equity limited partnership. The Plan has no formal policy regarding foreign currency risk. The Plan has delegated responsibility for currency management to its international equity managers. The Plan's exposure to foreign currency risk as of December 31, 2024, is disclosed by investment type below:

Fund	Fund Valued In	Current Exposure	Value
International equity mutual funds	U.S. dollars	Various currencies worldwide	\$ 107,614,455
Short-term cash investments	Euros	Euros	77,356
HarbourVest International Private Equity Partners VI	Euros	Euros, U.S. dollar, British pound, Swiss franc, Swedish krona, Japanese yen, Australian dollar	1,305,694
			<u>\$ 108,997,505</u>

EOEP Investment Risk

Credit risk – Exposure is dictated by each manager's agreement with the Plan or in the fund's prospectus. The plan invests in Government and Corporate Bond Funds. Although the bond funds themselves are not rated, over 70% of all the underlying assets are rated A or A1 or above.

Concentration of credit risk – The Plan does not have a formal policy regarding the concentration of credit risk. At December 31, 2024, the Plan did not have investments in any one organization representing 5% or more of the Plan's total investments in one issuer other than the following indexed and commingled funds:

Investment	Value	% of Investments
iShares Core S&P 500 ETF	\$ 2,684,381	29.4%
FIAM Core Plus Comingled Pool	1,252,610	13.7%
Segall Bryant & Hamill Plus Bond Fund	1,195,676	13.1%
Dodge & Cox International Stock Fund	880,112	9.6%
Heitman America Real Estate Trust	604,926	6.6%
American Funds EuroPacific Growth	624,496	6.8%
iShares Core S&P Small-Cap ETF	617,810	6.8%
Cohen & Steers Global Listed Infrastructure	586,165	6.4%
Total Greater than 5%	\$ 8,446,176	92.4%

Interest rate risk – Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the trustee(s). The EOEP trustee has determined that it is appropriate for the Plan to follow the investment guidelines developed by GERP. Those guidelines allow investment maturities greater than five years.

Investments	Fair Value	Average Maturity (Years)
Money Market Funds*	\$ 167,182	0.11
Corporate Bond Funds	2,448,286	7.19
Equity Securities	5,081,695	-
Real Estate Funds	846,473	-
Alternative Investments	586,165	-
Total	\$ 9,129,801	

*Money Market Funds are considered cash equivalents for financial statement presentation.

PRP Investment Risk

Credit risk – The Plan trustees have not adopted a formal policy regarding credit risk. There are fixed income mutual fund holdings in the portfolio that might represent more than 5% of the overall portfolio; however, there is not one organization that represents more than 5%. The managers of the fixed income mutual funds invest in a variety of fixed income instruments with goals to maximize current income and provide capital appreciation. The funds are used as diversification tools within the overall portfolio.

Concentration of credit risk – The Plan does not have a formal policy regarding the concentration of credit risk. At December 31, 2024, the Plan had the following investments representing 5% or more of the Plan's investments:

Investment	Value	% of Investments
Fidelity 500 Index Fund	\$ 4,721,269	10.9%
Oakmark International Fund	4,110,300	9.5%
American Funds EuroPacific Growth	3,988,216	9.2%
Private Equity	2,987,664	6.9%
Cliffwater Corporate Lending Fund	2,944,130	6.8%
Dodge & Cox International Stock Fund	2,651,626	6.1%
Harbor Cap Appreciation Fund	2,572,323	6.0%
Invesco Oppenheimer Developing Markets	2,466,276	5.7%
Goldman Sachs Absolute Return	2,364,736	5.5%
iMGP Alternative Strategies Fund	2,155,338	5.0%
Total Greater than 5%	\$ 30,961,878	71.6%

Interest rate risk – Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the trustee(s). The PRP trustees have formally adopted an investment policy that allows investments greater than five years. Investments with undetermined or without maturity dates are as follows:

Investments	Fair Value
Mutual Funds	\$ 36,835,787
Real Estate Funds	2,023,279
Private Equity	2,987,664
Total	\$ 41,846,730

Investment Valuation - Fair Value Recurring Measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value. Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. If quoted market prices are not available, then fair values are estimated by using quoted prices of securities with similar characteristics or independent asset pricing services and pricing models,

the inputs of which are market-based or independently sourced market parameters, including, but not limited to, yield curves, interest rates, volatilities, prepayments, defaults, cumulative loss projections and cash flows. Such securities are classified in Level 2 of the valuation hierarchy. In certain cases where Level 1 or Level 2 inputs are not available, securities are classified within Level 3 of the hierarchy. Level 3 prices utilize significant unobservable inputs, such as option-adjusted discounted cash flow valuation models.

As a practical expedient, a government can use the Net Asset Value (NAV) per share for investments in a nongovernmental entity that does not have a readily determinable fair value. The NAV is not permitted for valuation if it is probable the government will sell the investment at a different price. Investments measured at NAV would be excluded from the fair value hierarchy (Level 1, 2 or 3). The valuation method for investments, including those measured at the NAV per share (or its equivalent), is presented below.

Primary Government Fair Value Reporting

Fair value pricing – The city's pooled, non-restricted investments are held with the custodian bank, Principal Custody Solutions. Pricing at Principal is provided by Interactive Data Pricing and Reference Data, Inc. (IDC). IDC uses market closing prices when available. However, evaluators may use additional standard inputs which may influence pricing. In addition, the city regularly has investments in the COLOTRUST Local Government Investment Pool. COLOTRUST does not have a readily determinable fair value and thus is measured at net asset value per share, which is designed to approximate fair value. On December 31, 2024, the city had pooled and non-pooled investments in COLOTRUST in the amount of \$0 and \$10,554,820, respectively. Lastly, the city's holdings in Money Market Funds in the amount of \$83,943,215 are also measured at net asset value and exempt from fair value reporting.

Current year fair value measurement – The following table presents the fair value measurements of assets recognized in the accompanying financial statements measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall on December 31, 2024:

Investments and other assets by fair value level	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
U.S. Treasury Notes	\$ 425,008,395	\$ 425,008,395	\$ -	\$ -
U.S. Agency Notes	279,205,625	-	279,205,625	-
Municipal Bonds	40,508,331	-	40,508,331	-
Corporate Notes	164,768,127	-	164,768,127	-
Foreign Corporate Notes - USD	44,456,134	-	44,456,134	-
Total investments and other assets by fair value level	\$ 953,946,612	\$ 425,008,395	\$ 528,938,217	\$ -
Investments measured at net asset value (NAV)	94,498,035			
Total investments and other assets measured at fair value	\$ 1,048,444,647			

Fiduciary Funds Fair Value Reporting

Fair value pricing – The GERP and EOEP plan securities are in the custody of and controlled by the master custodian, Northern Trust Corporation, while the PRP plan securities are in the custody and controlled by the master custodian, Charles Schwab Trust Bank. Short-term investments are carried at cost, which approximates fair value. Securities and funds traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Real estate funds not actively traded on national or international exchanges are valued based upon appraisals of the real estate underlying the investment. Additionally, for alternative investments where no readily ascertainable fair value exists, the general partner of the partnerships, in consultation with investment advisors, determines the fair value. The ERP plan securities are held in the custody of and administered by MissionSquare Retirement. Plan assets held in each investment fund are valued at fair value as determined by active markets. The Old Hire Fire and Police Plans are measured at Net Asset Value (NAV) and are, therefore, exempt from fair value reporting.

GERP current year fair value measurement – The following table presents the fair value measurements of GERP investments at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall on December 31, 2024:

Investments by fair value level	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Short-term cash investments	\$ 13,604,846	\$ 13,604,846	\$ -	\$ -
Asset backed securities	3,149,503	-	3,149,503	-
Equity securities	243,309,770	127,079,772	116,229,998	-
Corporate bonds	42,979,967	-	42,979,967	-
Bond fund	105,565,286	-	105,565,286	-
U.S. Treasury bonds	44,554,371	44,554,371	-	-
Government MBS & CMBS	10,137,292	-	10,137,292	-
Municipal bonds	3,522,018	-	3,522,018	-
Real estate funds	11,975,578	-	11,975,578	-
Global listed infrastructure	31,055,441	-	31,055,441	-
Total investments by fair value level	\$ 509,854,072	\$ 185,238,989	\$ 324,615,083	\$ -
Investments measured at net asset value (NAV)	139,521,402			
Total investments measured at fair value	\$ 649,375,474			

GERP investments at NAV – The valuation method for GERP investments measured at the net asset value (NAV) per share (or its equivalent) and any unfunded commitments as of December 31, 2024 is presented below:

Investments Reported at NAV	Value	Unfunded Commitments
Abbott Capital PE Fund VI	\$ 2,313,026	\$ 50,000
Abbott Capital PE Fund VII	17,455,150	200,000
Abbott Capital Private Equity Investors 2016 Lp	6,245,815	75,624
CF Heitman America Real Estate Trust Lp Fund	21,548,818	-
CF Morgan Stanley Prime Property Fund	25,832,979	-
HarbourVest Intl Pep VI Pshp Fund	1,305,694	216,360
HarbourVest Partners IX Credit Opportunities Fund	208,752	115,000
HarbourVest Partners IX Buyout Fund	936,152	360,000
HarbourVest Partners IX Venture Fund	1,859,619	100,000
HarbourVest Partners VIII Buyout Fund	20,101	120,000
and Distressed Debt Fund	22,185	80,000
HarbourVest Partners VIII Venture Fund	987,508	80,000
HarbourVest Partners X Buyout Fund, Lp	5,850,156	962,500
HarbourVest Partners X Venture Fund, Lp	4,947,275	127,500
HarbourVest Ptrs VII Vent Pshp Fund	47,016	70,000
HarbourVest Ptrs XI Buyout Pship	3,089,684	534,000
HarbourVest Ptrs XI Micro Buyout Fund	558,174	43,500
HarbourVest Ptrs XI Vent Pshp Fund	1,841,795	105,000
HIPEP VII Partnership Fund Lp	17,416,415	1,550,000
Molpus Woodlands Fund IV, Lp	13,603,649	1,410,000
Molpus Woodlands Fund V, Lp	7,020,707	-
Pantheon Access (U.S.) L.P.	6,069,874	9,187,500
Pantheon Global Select VII	340,858	19,659,142
Total Investments at NAV	\$ 139,521,402	\$ 35,046,126

EOEP current year fair value measurement – The following table presents the fair value measurements of EOEP investments at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall as of December 31, 2024:

Investments by Fair Value Level	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Short Term Cash Investments	\$ 167,182	\$ 167,182	\$ -	\$ -
Equity Funds	5,081,695	4,806,799	274,896	-
Corporate Bond Funds	2,448,286	2,448,286	-	-
Alternative Investments	586,165	-	586,166	-
Real Estate Funds	846,473	-	241,547	604,926
Total investments measured at fair value and by fair value level	\$ 9,129,801	\$ 7,422,267	\$ 1,102,609	\$ 604,926

ERP current year fair value measurement – For fair value measurement, all ERP investments fall within Level 1 on December 31, 2024.

PRP current year fair value measurement – For fair value measurement, all PRP investments fall within Level 1 on December 31, 2024.

Investments by fair value level	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Mutual Funds	\$ 36,835,787	\$ 36,835,787	\$ -	\$ -
Total investments by fair value level	\$ 36,835,787	\$ 36,835,787	\$ -	\$ -
Investments measured at net asset value (NAV)	5,010,943			
Total investments measured at fair value	\$ 41,846,730			

PRP investments at NAV – The valuation method for PRP investments measured at the net asset value (NAV) per share (or its equivalent) and any unfunded commitments as of December 31, 2024 is presented below:

Investments Reported at NAV	Value	Unfunded Commitments
Real Estate Funds	\$ 2,023,279	\$ -
Private Equity	2,987,664	\$ -
Total Investments at NAV	\$ 5,010,943	\$ -

3. RECEIVABLES

A. Taxes

1. Property Tax

Property tax is levied on December 15 and attaches as a lien on property the following January 1. The tax is payable in full by April 30 or in two equal installments due February 28 and June 15. Each county bills and collects property tax for all taxing entities within the county. Property tax collected by Arapahoe, Adams and Douglas counties for the city are remitted in the subsequent month. Property tax is reported as a receivable and as deferred inflow of resources when levied in both the funds and for citywide reporting. Revenue is recognized when collected in the following year. Collection begins on January 1 of the year following the levy. Total property tax receivable in the General Fund at December 31, 2024 is \$55,483,750; the receivable is reduced by \$16,811,216 for the temporary property tax mill levy reduction in 2025 to compensate for the property tax revenue that exceeded the TABOR limit in 2024. Based upon experience, approximately one percent of outstanding receivables is recorded

as an allowance and is deducted from the deferred inflow of resources and the receivable for reporting purposes. The allowance at December 31, 2024 is \$554,837.

Restricted property tax receivables recorded in the General Improvement Districts (GIDs) represent tax levies collected to specifically repay general obligation bonds and interest. Restricted property tax receivables recorded in the Aurora Urban Renewal Authority (AURA) Debt Service Fund represent tax levies collected pursuant to C.R.S. 31-25 and must be spent on urban renewal within the tax increment district. Total restricted property tax receivables net of allowance at December 31, 2024, for the GIDs, AURA General and AURA Debt Service are \$616,619, \$48,037,900 and \$4,049,000, respectively.

2. Sales, Use and Lodgers Taxes

Sales, use and lodgers taxes are recognized as revenue when earned. Sales tax collected and use tax incurred are due to the city by the 20th day of the following month. Total General Fund sales, use and lodgers tax receivable at December 31, 2024 is \$35,757,058. Total sales and excise tax receivable in the Marijuana Tax Revenue Fund is \$943,573.

3. Franchise Taxes

Franchise taxes such as telephone, cable television, gas and electric, due to the city but not received at year-end, are recorded as receivables. Total franchise tax receivable in the General Fund at December 31, 2024 is \$2,580,992.

4. Tax Audits

Amounts calculated as owed during sales and use tax compliance audits are recorded as receivables and deferred inflow of resources in the General Fund. Tax audit revenue is recognized in subsequent periods when payment is received. For citywide reporting, revenue is recognized when earned. Total sales and use tax audits receivable at December 31, 2024 is \$2,020,767.

B. Accounts

1. City Services

Amounts billed for court fines, weed cutting, trash removal, demolition, tree trimming and removal, vacant property fees, liens for uncollected city service receivables, overtime inspection fees, recreation registrations and reimbursement for property damages are recorded as receivables and the revenue is recognized when services have been performed. Total accounts receivable for city services at December 31, 2024 is \$7,045,185 for governmental activities and \$1,318,313 for business-type activities.

Restricted accounts receivable primarily represent amounts collected by the county, state or other governments for specific grant-related expenses incurred by the city.

2. Utility Billings

Utility charges, which include water and wastewater usage and storm drainage fees, are billed monthly and are due and payable within 25 days from the billing date. Total billed utility charges at December 31, 2024 are \$12,748,323. Earned but unbilled utility charges at December 31, 2024 is \$8,205,542. Billed and unbilled charges are recorded as revenue when earned. Estimates of uncollectible utility charges, based upon a percentage of aged outstanding receivables, are established in allowance accounts which are deducted from utility receivables for reporting purposes. Total allowance at December 31, 2024 is \$41,371.

C. Interest

Interest receivable includes interest earned but not received on investments and notes receivable.

D. Due from Other Governments

Due from other governments consists of county road and bridge tax, state highway users tax, lottery proceeds, specific ownership tax, and cigarette tax, which the city has earned but not yet received. These amounts are collected by the other government and remitted to the city within the first two months of the following year. Due from other governments also includes federal and state grants which are collected within one year after year-end.

E. Other

Other receivables include E-911 surcharges, Public, Educational, and Governmental (PEG) access fees, special improvement district assessments, conference center working capital advances, and special district deposits for drainage and flood control improvements.

F. Notes

Notes receivable are supported by contracts, which outline the repayment of borrowed funds.

1. Economic Development

The city has a participation interest in revolving loans made to various commercial and industrial enterprises. These loans are incentives for the relocation or expansion of these enterprises within the boundaries of the city. There are a total of two Brownfields loans in the Gifts and Grants Fund. The Brownfields loans, with a total portfolio balance outstanding of \$790,069, have a 2% interest rate and are interest only for a four-year term with principal and interest due on the outstanding principal for the next five years and the remaining balance due at that point. The maturity dates are 2027 and 2030. Brownfields loans are expected to be collected and are, therefore, reflected in the city's financial statements. In addition, there are five loans for small business economic relief in the AURA General Fund with a balance outstanding of \$63,364. These loans are expected to be collected and are, therefore, reflected in the city's financial statements.

2. Community Services

To assist in the redevelopment of low-income areas, the city makes loans from federal funds to assist in the renovation of housing and businesses. There are a total of 494 loans with various maturity dates and interest rates. The balance as of December 31, 2024 is \$18,805,521. The amount expected to be collected, \$10,678,880, represents the net present value of payments for the prior 10 years and is reflected in the city's financial statements. The remaining balance of \$8,126,641 is an allowance.

G. Component Units - Havana BID, Parkside BID and Citadel on Colfax BID

Property owners within the boundaries of the Havana Business Improvement District (BID) have been assessed \$618,224 in property taxes for 2024 to be collected in 2025 while property owners within the boundaries of the Parkside City Centre Business Improvement District (BID) have been assessed \$27,702 and the property owners within the boundaries of the Citadel on Colfax Business Improvement District (BID) have been assessed \$376,006.

H. Lease Receivable

Governmental Activities - The city leases land to a third party as part of its' governmental activities, the terms of which expire in 2041. The city also leases portions of land for cell tower use which expire in 2026 and 2038. Payments are either set for the entire term or increase at the end of the renewal period by a percentage as stated in the agreement and the leases were measured at lease commencement based upon the incremental borrowing rate (IBR). Revenue recognized under these lease contracts during the year ended December 31, 2024 was \$246,236 which includes both lease revenue and interest. For governmental activities, there were no variable payments related to the lease receivable.

Business-Type Activities - The city leases a portion of its property to a third party as part of its' business-type activities, the terms of which expire 2028 through 2046. The city also leases a portion of land for cell tower use which expires in 2046. Payments are either set for the entire term or increase at the end of the renewal period by a percentage as stated in the agreement. The leases were measured at lease commencement based upon the IBR. Revenue recognized under these lease contracts during the year ended December 31, 2024 was \$86,784 which includes both lease revenue and interest. For business-type activities, there were no variable payments related to the lease receivables.

4. RESTRICTED, COMMITTED, ASSIGNED AND UNASSIGNED FUND BALANCES AND RESTRICTED NET POSITION**Order of Spending**

Fund balances are classified as restricted, committed, assigned or unassigned. When expenditures are incurred that use funds from more than one classification, the city will generally determine the order which the funds are used on a case-by-case basis, taking into account any application requirements of grant agreements, contracts, business circumstances, or other constraints. If no other constraints exist, the order of spending of resources will be restricted, committed, assigned and, lastly, unassigned.

Restricted for Culture, Recreation, and Open Space

General Fund: \$3,107,379 from the Metro Football Stadium District for the city's share of the sale of the Denver Broncos. The funds are restricted for youth activity programs. \$1,653,953 from the HB 21-1162 fees collected on plastic bags. **City Capital Projects Fund:** \$35,977,275 from a capital impact fee for open space development.

Conservation Trust Fund: \$13,796,812 lottery proceeds share back to be used for park and open space development. *Parks Development Fund*: \$29,790,821 developer contributions required to be used for the creation of city parks. *Open Space Fund*: \$31,759,381 share back of sales and use tax the citizens in Arapahoe and Adams counties approved for parks and open space construction and maintenance in their respective counties. *Cultural Services Fund*: \$40,604 for the SCFD grant. *ACLC Capital Projects*: \$2,472,966 unspent financed purchase agreement proceeds, and debt proceeds (\$665,625 for the Central Recreation Center and \$1,807,341 for the Southeast Recreation Center) are restricted at the fund level but are included in net investment in capital assets at citywide.

Restricted for Debt Related

Amounts held for debt service payments and required reserves include: *General Fund*: \$1,734,161 for a debt service reserve, including interest, for which the city has pledged a moral obligation relating to an AURA revenue note, *AURA Debt Service Fund*: \$5,709,263, and *ACLC Debt Service Fund*: \$489,246. Debt related restrictions are at the fund level only and are not restricted at citywide.

Restricted for Development

Amounts restricted for employee development per retirement plan agreements in the *General Fund* are \$23,983. Amounts restricted for future development projects in urban renewal areas per Colorado Revised Statutes include *AURA General Fund* for \$54,000,177. An additional \$63,364 is restricted at citywide for economic relief loans funded by AURA to assist businesses impacted by COVID-19 that are reported at the fund level as deferred inflow of resources and not as restricted.

Restricted for Gifts and Grants

City Capital Projects Fund: \$20,459,916 for capital improvement program grants. *Gifts and Grants Fund*: \$7,129,603 of which \$151,529 is for home inventory purchased under the neighborhood stabilization program (NSP). *Community Development Fund*: \$2,454,249 for earned program income on community development loans and \$571,496 in unused Home Improvement Partnerships Program match. An additional \$11,468,949 is restricted at citywide for loans from federal funds to assist in the renovation of housing and businesses (\$10,678,880) and Brownfields loans (\$790,069) that are reported at the fund level as deferred inflow of resources and not as restricted.

Restricted for Public Improvement

General Fund: \$166,646 restricted for fence maintenance and repair per voter approval. *City Capital Projects Fund*: \$92,052 from Dam East Fence SID note, \$29,729,715 from capital impact fees for transportation development and repayment of the principal and interest for the E-470 Public Highway Authority Note (see Note 7 for additional information), \$649,258 from Aurora Regional Improvement, \$8,992,061 from Adams County road and bridge and \$1,334,768 as settlement of a judgment against another jurisdiction for noise violations at Denver International Airport to be used to acquire land and make improvements in the airport vicinity in an effort to mitigate noise in the surrounding communities. *Wastewater Fund*: \$32,082,875 is held in trust by the Urban Drainage and Flood Control District to fund construction of storm drain infrastructure in the city. *Peoria Park Fence GID*: \$118,774 *Meadow Hills Fence GID*: \$118,918, and *Cherry Creek Fence GID*: \$133,354 required by agreement for the purpose of maintaining neighborhood masonry fences. *Aurora Conference Center GID*: \$3,940,689 required by agreement for the purpose of funding public improvements and off-site infrastructure. *Cobblewood Street GID*: \$93,844 required by agreement for the purpose of funding street improvements. *Pier Point 7 Sewer GID*: \$269,588 required by agreement for the purpose of maintaining sewer line improvements. *ACLC Capital Projects Fund*: \$9,954,009 unspent note proceeds restricted for purchase of public works equipment are restricted at the fund level but are included in net investment in capital assets at citywide.

Restricted for Emergencies

General Fund: \$10,750,545 for the TABOR State constitutional amendment 3% emergency reserve to be used in rare circumstances resulting from major nonrecurring and not predictable emergencies. Examples of a major emergency may include a tornado requiring extensive additional city operational or capital costs, or a protracted health, civilian or military crisis requiring extensive operational or capital costs. The funds are not to be used to adjust for revenue variances due to the normal variance in the economy. The TABOR reserve amount is adjusted annually in accordance with State constitutional requirements. \$1,743,529 for abatement of the opioid epidemic. *City Capital Projects Fund*: \$30,323,337 from capital impact fees for public safety infrastructure. *Gifts and Grants Fund*: \$1,578,681 of seizure funds from state and federal courts forfeiture actions is used to support activities of the Aurora Police Department. *E-911 Fund*: \$10,111,631 received from a phone surcharge is required by State law to fund E-911 infrastructure development, operations and maintenance. *ACLC Capital Projects Fund*: \$3,653 for unspent debt proceeds related to fire stations and police district headquarters are restricted at the fund level but are included in net investment in capital assets at citywide.

Restricted for Pension Benefits

For governmental activities, the net pension asset of \$4,771,942 is restricted at citywide; it is not restricted in the funds as it does not represent a current financial resource.

Committed to Culture, Recreation and Open Space

General Fund: per city code \$3,579,786 from fee revenues is committed for the community trees program to fund tree planting in the city. Per city code \$399,617 is committed for various visitor promotion programs. Per city code, \$1,581,207 is committed for public, educational and governmental television programming. *Cultural Services Fund*: per city code \$3,145,135 generated from the capital project budget is committed to fund the Art in Public Places program.

Committed to Development

Development Review Fund: by city resolution \$8,381,747 is committed for the Enhanced Development Review program. *Marijuana Tax Revenue Fund*: by City Ordinance, \$483,084 is committed for operating, management and maintenance of the Marijuana Tax Revenue Program. *Parking and Mobility Fund*: by City Ordinance \$24,450 is committed for the operation, management, and maintenance of the Parking and Mobility Program. *City Capital Projects Fund*: by City Ordinance, \$99,042 is committed for the restaurant loan program.

Committed to Emergencies

General Fund: \$816,995, per city code court surcharges are committed to fund the DARE, teen court, victim witness and youth programs; traffic fines are committed to fund the photo red light program.

Committed to Reserves

General Fund: \$43,867,311 financial policies and guidelines adopted by City Council through resolution commit the 10% Policy Reserve. This reserve is to be used only in extremely rare circumstances resulting from major emergencies that are not recurring by nature and, in general, are not predictable. Examples of a major emergency may include a tornado requiring extensive additional city operational or capital costs, or a protracted health, civilian or military crisis requiring extensive operational or capital costs. The funds are not intended to be used to adjust for revenue variances due to the normal variance in the economy. The 10% Policy Reserve is adjusted annually to an amount no less than 10% of adjusted budgetary operating expenditures of the General Fund.

Assigned to Capital Improvement

City Capital Projects Fund: \$120,172,232 of residual equity is assigned to fund city capital improvements and virtually all has been appropriated to specific projects. *Transportation Maintenance Fund*: \$19,623,720 of residual equity is assigned to fund city road maintenance projects. *ACLC Capital Projects Fund*: \$8,611,824.

Assigned to Culture, Recreation and Open Space

General Fund: \$18,099 is assigned to fund culture, recreation, and open space. *Recreation Fund*: \$3,956,737 residual fund balance is assigned to Culture and Recreation through the budget process. *Cultural Services Fund*: \$40,086 residual fund balance is assigned to Culture and Recreation through the budget process.

Assigned to Debt Service

ACLC Debt Service Fund: \$678,207 is assigned through the budget process to fund future debt payments.

Assigned to Development

General Fund: \$7,870,345 is assigned to fund economic development. *Marijuana Tax Revenue Fund*: by City Ordinance, \$6,264,718 is assigned through sales tax and excise tax on marijuana for public purposes as determined appropriate and authorized by City Council.

Assigned to Encumbrance

General Fund: \$12,147,405 is assigned to pay commitments on open purchase orders.

Assigned to Long-term Liabilities

General Fund: \$36,860,184 is assigned by management, with Council review, to pay long-term liabilities.

Unassigned Fund Balance Operating Reserve (minimum fund balance policy)

General Fund: As outlined in the city's Financial Policies and Guidelines and adopted by resolution, the General Fund has a minimum target fund balance of 1% to 3% of annual General Fund budgetary revenues. This reserve is intended to be usable in limited circumstances for one-time use where Council determines such use is appropriate and

necessary. Uses may include paying for unexpected revenue shortfalls, unexpected expenses, and offsetting potential budget cuts. This reserve also assists in meeting financial bond rating agency total reserve requirements.

5. JOINT VENTURE

The Aurora – Colorado Springs Joint Water Authority (ACSJWA) was formed between the City of Aurora and the City of Colorado Springs. ACSJWA is reported in the Water Fund using the equity interest method. ACSJWA charges both cities transmission service fees to pay expenses incurred in the operation and maintenance of the project. The investment on January 1, 2024 was \$2,991,136 plus the city's share of the change in net position of \$57,365 results in an ending investment on December 31, 2024 of \$3,048,501.

6. CAPITAL, LEASE and SUBSCRIPTION ASSETS

Governmental Activities - Capital asset, lease and subscription asset activity for the year ended December 31, 2024, is shown below.

	January 1	Additions	Disposals	Transfers	December 31
Capital assets not depreciated					
Land	\$ 441,755,593	\$ 30,886,769	\$ -	\$ 212,097	\$ 472,854,459
Construction in progress	147,131,383	98,917,769	-	(134,994,121)	111,055,031
Total capital assets not depreciated	588,886,976	129,804,538	-	(134,782,024)	583,909,490
Capital assets being depreciated					
Buildings and improvements	322,436,875	23,071,207	(782,151)	47,411,992	392,137,923
Infrastructure	4,036,452,034	206,315,746	(38,701,391)	85,028,471	4,289,094,860
Machinery and equipment	144,940,758	16,204,907	(2,487,548)	2,341,561	160,999,678
Total capital assets being depreciated	4,503,829,667	245,591,860	(41,971,090)	134,782,024	4,842,232,461
Less accumulated depreciation					
Buildings and improvements	(132,259,659)	(9,099,778)	184,131	-	(141,175,306)
Infrastructure	(900,868,729)	(64,300,662)	38,653,500	-	(926,515,891)
Machinery and equipment	(83,814,546)	(12,650,455)	2,349,973	-	(94,115,028)
Total accumulated depreciation	(1,116,942,934)	(86,050,895)	41,187,604	-	(1,161,806,225)
Total capital assets being depreciated, net	3,386,886,733	159,540,965	(783,486)	134,782,024	3,680,426,236
Total capital assets, net	\$ 3,975,773,709	\$ 289,345,503	\$ (783,486)	\$ -	\$ 4,264,335,726
Lease assets					
Buildings	\$ 1,684,229	\$ -	\$ (363,047)	\$ -	\$ 1,321,182
Equipment	1,670,209	-	-	-	1,670,209
Total lease assets	3,354,438	-	(363,047)	-	2,991,391
Less accumulated amortization					
Buildings	(435,540)	(336,612)	48,695	-	(723,457)
Equipment	(604,481)	(199,257)	-	-	(803,738)
Total accumulated amortization	(1,040,021)	(535,869)	48,695	-	(1,527,195)
Total lease assets being amortized, net	\$ 2,314,417	\$ (535,869)	\$ (314,352)	\$ -	\$ 1,464,196
Subscription assets					
Subscriptions	\$ 10,652,005	\$ -	\$ (2,565,000)	\$ -	\$ 8,087,005
Total subscription assets	10,652,005	-	(2,565,000)	-	8,087,005
Less accumulated amortization					
Subscriptions	(1,652,126)	(1,010,876)	641,250	-	(2,021,752)
Total accumulated amortization	(1,652,126)	(1,010,876)	641,250	-	(2,021,752)
Total subscription assets being amortized, net	\$ 8,999,879	\$ (1,010,876)	\$ (1,923,750)	\$ -	\$ 6,065,253
Governmental activities capital assets, net	\$ 3,987,088,005	\$ 287,798,758	\$ (3,021,588)	\$ -	\$ 4,271,865,175

Depreciation expense that was charged to governmental activities' functions is shown below. Unallocated depreciation represents depreciation on multi-use city office buildings such as the Aurora Municipal Center. Depreciation of all other facilities is included in the function that uses the facility.

General Government	\$ 2,852,797
Judicial	115,761
Police	1,989,800
Fire	4,425,382
Other public safety	2,855,459
Public works	63,980,920
Economic development	985,629
Community services	528,322
Culture and recreation	6,432,675
Unallocated	1,884,150
Depreciation expense governmental activities	<u>\$ 86,050,895</u>

Amortization expense charged to the governmental activities' function for leases is shown below:

General Government	\$ 336,612
Fire	73,544
Culture and recreation	125,713
Amortization expense governmental activities	<u>\$ 535,869</u>

Amortization expense charged to the governmental activities' function for subscription assets is shown below:

General Government	\$ 1,010,876
Amortization expense governmental activities	<u>\$ 1,010,876</u>

Business-type Activities - Capital asset activity for the year ended December 31, 2024, is shown below.

	January 1	Additions	Disposals	Transfers	December 31
Capital assets not depreciated					
Land and water rights	\$ 649,309,652	\$ 105,053,933	\$ -	\$ 2,467,666	\$ 756,831,251
Construction in progress	311,994,860	196,997,327	(714,162)	(83,202,389)	425,075,636
Total capital assets not depreciated	961,304,512	302,051,260	(714,162)	(80,734,723)	1,181,906,887
Capital assets being depreciated					
Buildings and improvements	689,434,903	-	-	5,727,372	695,162,275
Infrastructure	2,092,188,195	52,603,565	(355,091)	72,777,526	2,217,214,195
Machinery and equipment	116,941,804	5,783,164	(1,474,031)	2,229,825	123,480,762
Total capital assets being depreciated	2,898,564,902	58,386,729	(1,829,122)	80,734,723	3,035,857,232
Less accumulated depreciation					
Buildings and improvements	(193,863,780)	(15,909,596)	-	-	(209,773,376)
Infrastructure	(492,850,036)	(37,216,205)	97,035	-	(529,969,206)
Machinery and equipment	(86,155,304)	(7,880,593)	1,422,747	-	(92,613,150)
Total accumulated depreciation	(772,869,120)	(61,006,394)	1,519,782	-	(832,355,732)
Total capital assets being depreciated, net	2,125,695,782	(2,619,665)	(309,340)	80,734,723	2,203,501,500
Total capital assets, net	\$ 3,087,000,294	\$ 299,431,595	\$ (1,023,502)	\$ -	\$ 3,385,408,387
Lease assets					
Equipment	\$ 277,356	\$ -	\$ -	\$ -	\$ 277,356
Total Lease Assets	277,356	-	-	-	277,356
Less accumulated amortization					
Equipment	(146,383)	(100,166)	-	-	(246,549)
Total accumulated amortization	(146,383)	(100,166)	-	-	(246,549)
Total lease assets being amortized, net	\$ 130,973	\$ (100,166)	\$ -	\$ -	\$ 30,807
Business-type activities capital assets, net	\$ 3,087,131,267	\$ 299,331,429	\$ (1,023,502)	\$ -	\$ 3,385,439,194

Depreciation expense that was charged to business-type activities' functions is shown below:

Water	\$ 40,797,195
Wastewater	19,392,748
Golf	816,451
Depreciation expense business-type activities	<u>\$ 61,006,394</u>

Amortization expense was charged to the business-type activities' function is shown below:

Water	\$ 100,166
Amortization expense business-type activities	<u>\$ 100,166</u>

Component Units - Capital asset activity for the year ended December 31, 2024, is shown below:

	January 1	Additions	Disposals	Transfers	December 31
Capital assets being depreciated					
Infrastructure	\$ 90,910	\$ -	\$ -	\$ -	\$ 90,910
Machinery and equipment	6,395	-	-	-	6,395
Total capital assets being depreciated	97,305	-	-	-	97,305
Less accumulated depreciation					
Infrastructure	(90,910)	-	-	-	(90,910)
Machinery and equipment	(6,395)	-	-	-	(6,395)
Total accumulated depreciation	(97,305)	-	-	-	(97,305)
Total capital assets being depreciated, net	-	-	-	-	-
Component units activities capital assets, net	\$ -	\$ -	\$ -	\$ -	\$ -

Component Unit capital asset activity does not include assets constructed for others, as those assets are not owned by the Component Unit and will be conveyed to other governments upon completion.

7. NONCURRENT LIABILITIES

A. General Obligation Bonds

The city has issued governmental general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds pledge the full faith and credit of the city. The General Improvement Districts pledge the full faith and credit of the properties within the district. The bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of a default. As such, the remedies consisting primarily of an action to compel the District and certain public officials to perform the terms of the Bond ordinance may have to be enforced from year to year.

Governmental Activities - The General Improvement Districts (GID) have five outstanding issuances of general obligation bonds. All issuances, except for the 2009 Cherry Creek Fence, are direct placements. Amounts originally issued and amounts outstanding at December 31, 2024, respectively, were: 2009 Cherry Creek Fence \$700,000 and \$245,000; 2010 Peoria Park Fence \$375,000 and \$173,000; 2010 Meadow Hills Fence \$520,000 and \$220,000; 2011 Pier Point Sewer \$2,600,000 and \$1,170,000; and 2017 Cobblewood Street Improvement \$650,000 and \$217,000.

The Series 2009 Bonds are not subject to optional redemption by the District but are subject to mandatory sinking fund redemption on dates and amounts indicated below at 100% of principal amount plus accrued interest to the date of redemption.

<u>Redemption Dates</u>	<u>Redemption Amount</u>
each November 15 in year 2025 to 2026	\$45,000
each November 15 in year 2027 to 2028	50,000
November 15, 2029	55,000

Series 2010 Peoria Park Fence term bonds are not subject to redemption prior to maturity at the option of the District. The bonds however are subject to redemption prior to maturity from sinking fund installments on November 15 of the years indicated below at a redemption price equal to principal amount with no redemption premium plus accrued interest to the redemption date.

<u>Year</u>	<u>Redemption Amount</u>
2025	\$21,000
2026	22,000
2027	23,000
2028	25,000
2029	26,000
2030	27,000
2031	29,000

The Series 2010 Meadow Hills Fence term bonds are not subject to optional redemption by the District but are subject to mandatory sinking fund redemption on November 15 of the years indicated below at a redemption price equal to principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Redemption Amount</u>
2025	\$25,000
2026 to 2028	30,000
2029 to 2031	35,000

The Series 2011 and 2017 Bonds are subject to redemption, in whole or in part, prior to maturity at the option of the District. Series 2011 Bonds are also subject to mandatory sinking fund redemption on November 15 of the years indicated below at 100% of principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Redemption Amount</u>
2025	\$145,000
2026	155,000
2027	160,000
2028	165,000
2029	175,000
2030	180,000
2031	190,000

The interest rate of the Series 2017 Bonds is subject to adjustment from the initial rate of 3.27% to 6.27% upon occurrence of an Event of Default and for so long as such Event continues. The Bonds are to be redeemed on any date at a redemption price expressed as a percentage of principal amount plus accrued interest to the date of redemption as indicated below.

<u>Redemption Dates</u>	<u>Redemption Prices</u>
After November 16, 2022	100%

Annual debt service requirements to maturity for general obligation bonds are as follows:

Governmental Activities						
<u>Year Ending</u> <u>December 31</u>	<u>Bonds</u> <u>5.25%</u>		<u>Bonds from Direct Placements</u> <u>3.27-5.45%</u>		<u>Total</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>		
2025	\$ 45,000	\$ 12,863	\$ 215,000	\$ 78,748	\$	351,611
2026	45,000	10,500	232,000	69,221		356,721
2027	50,000	8,138	239,000	58,918		356,056
2028	50,000	5,513	247,000	48,309		350,822
2029	55,000	2,888	264,000	37,340		359,228
2030-2032	-	-	583,000	40,155		623,155
Total	\$ 245,000	\$ 39,902	\$ 1,780,000	\$ 332,691	\$	2,397,593

B. Revenue Bonds

Business-type Activities – Water Fund has four outstanding issuances of revenue bonds. Amounts originally issued and amounts outstanding at December 31, 2024, respectively, were: 2016 First Lien Water Refunding \$437,025,000 and \$137,380,000; 2021 First Lien Water Improvement \$122,760,000 and \$122,760,000; 2021B First Lien Water Refunding \$265,230,000 and \$253,695,000; and 2024 First Lien Water Revenue Bonds \$138,420,000 and \$138,420,000. The Series 2021 bonds were issued to finance the Water Enterprise's share of the Southeast Area Maintenance (SEAM) facility which is 60% of the total construction cost with the remaining cost financed by the Wastewater Enterprise's Series 2021 bonds. The 2021B bonds refunding proceeds advance refunded a portion of the 2016 outstanding revenue bonds. No property of the city or Aurora Water, other than the net pledged revenues discussed in Note 7.F below, is pledged as security for the series bonds. The revenue bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of default. Thus, the remedies consist mainly of a mandatory injunction or as otherwise may be authorized by any statute or other provision of law. In addition, the city,

upon the happening of any event of default, agrees to do and perform all proper acts to protect and to preserve the security created for the payment of the affected class or series of obligations and to ensure the prompt payment of the debt service requirements as they become due.

The Series 2016 Serial and Term bonds maturing on August 1, 2027 and thereafter, are subject to redemption prior to maturity at the option of the city on August 1, 2026 or any date thereafter, in whole or in part, and if in part, in such order of maturity as the city shall determine at a redemption price of par plus accrued interest to the redemption date, without redemption premium.

The Series 2016 Term Bonds are also subject to mandatory sinking fund redemption as indicated below.

3.000% Series maturing on August 1, 2041 redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts, such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption:

<u>Year</u>	<u>Amount</u>
2037	\$7,535,000
2038	7,760,000
2039	7,995,000
2040	8,230,000
2041 (stated maturity)	8,480,000

3.000% Series maturing on August 1, 2046 redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts, such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption:

<u>Year</u>	<u>Amount</u>
2042	\$4,710,000
2043	4,850,000
2044	4,995,000
2045	5,145,000
2046 (stated maturity)	5,300,000

4.000% Series maturing on August 1, 2046 redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts, such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption:

<u>Year</u>	<u>Amount</u>
2042	\$ 920,000
2043	960,000
2044	1,000,000
2045	1,040,000
2046 (stated maturity)	1,080,000

The Series 2021 bonds maturing on August 1, 2046 and thereafter, are subject to redemption prior to maturity at the option of the city on August 1, 2031 or any date thereafter, in whole or in part, and if in part, in such order of maturity as the city shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium. The bonds are also subject to mandatory sinking fund redemption with such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption as indicated below.

Maturing on August 1, 2046 redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts:

<u>Year</u>	<u>Amount</u>
2042	\$2,390,000
2043	2,445,000
2044	2,505,000
2045	2,555,000
2046 (stated maturity)	2,615,000

Maturing on August 1, 2051 redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts:

<u>Year</u>	<u>Amount</u>
2047	\$21,080,000
2048	21,555,000
2049	22,040,000
2050	22,535,000
2051 (stated maturity)	23,040,000

The Series 2021B bonds maturing on August 1, 2032 and thereafter are subject to optional redemption prior to maturity on and after August 1, 2031, at a redemption price equal to par plus accrued interest to the date of redemption.

Series 2021B Term Bonds maturing on August 1, 2041 and 2046 are subject to mandatory sinking fund redemption by lot on August 1 of the following years and in the following amounts shown below, provided that in the event of partial redemption, the related mandatory redemption amounts shall be reduced proportionately.

Maturing on August 1, 2041

<u>Year</u>	<u>Amount</u>
2037	\$12,415,000
2038	12,740,000
2039	13,070,000
2040	13,420,000
2041 (stated maturity)	13,770,000

Maturing on August 1, 2046

<u>Year</u>	<u>Amount</u>
2042	\$8,865,000
2043	9,110,000
2044	9,350,000
2045	9,610,000
2046 (stated maturity)	9,870,000

Prior to August 1, 2031, the Series 2021B bonds are subject to optional redemption prior to their stated maturity date, in whole or in part, in such amounts as may be designated by the city at the "Make-Whole Redemption Price" plus interest accrued to the redemption date. The "Make-Whole Redemption Price" is the greater of (i) 100% of the principal amount of the Series 2021B bonds to be redeemed and (ii) the sum of the present value of the remaining scheduled payments of principal and interest on the Series 2021B bonds to be redeemed, not including any portion of those payments of interest accrued and unpaid as of the date on which such Series 2021B bonds are to be redeemed, discounted to the date on which the Series 2021B bonds are to be redeemed on a semi-annual basis, assuming a 360-day year consisting of twelve 30-day months, at the "Treasury Rate" plus 0 basis points on the Series 2021B bonds maturing on August 1, 2022 through August 1, 2025, inclusive; 5 basis points on the Series 2021B bonds maturing on August 1, 2026 through August 1, 2031, inclusive; 10 basis points on the Series 2021B bonds maturing on August 1, 2032 through August 1, 2033, inclusive; and 15 basis points on the Series 2021B bonds maturing on August 1, 2034 through August 1 2046, inclusive. "Treasury Rate" means, with respect to any redemption

date for any particular Series 2021B bonds, the yield to maturity as of such redemption date of the United States Treasury securities with a constant maturity most nearly equal to the period from the redemption date to the maturity date of such Series 2021B bonds (taking into account any sinking fund installments for such Series 2021B bonds); however if the period from the redemption date to such maturity date (taking into account any sinking fund installments for such Series 2021B bonds) is less than one year, "Treasury Rate" means the yield to maturity of the United States Treasury securities with a constant maturity of one year, as compiled and published in the most recent Federal Reserve Statistical Release H.15 that has become publicly available at least two business days, but not more than 45 calendar days, prior to the redemption date (excluding inflation indexed securities) or, if such Statistical Release is no longer published, any publicly available source of similar market data.

Any Make-Whole Redemption Price of Series 2021B bonds to be redeemed pursuant to the provisions described above will be determined by an independent accounting firm, investment banking firm or municipal advisor retained by the city to calculate such redemption price. The city may conclusively rely on the determination of such redemption price by such independent accounting firm, investment banking firm or municipal advisor and will not be liable for such reliance.

The Series 2024 bonds maturing on August 1, 2035 and thereafter, are subject to redemption prior to maturity at the option of the city on August 1, 2034 or any date thereafter, in whole or in part, and if in part, in such order of maturity as the city shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium. The bonds are also subject to mandatory sinking fund redemption with such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption as indicated below.

Maturing on August 1, 2049 redemption in the respective principal amounts from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts:

<u>Year</u>	<u>Amount</u>
2045	\$3,340,000
2046	3,510,000
2047	3,685,000
2048	3,870,000
2049 (stated maturity)	4,060,000

Maturing on August 1, 2054 and bearing interest at 5.00% redemption in the respective principal amounts from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts:

<u>Year</u>	<u>Amount</u>
2050	\$3,620,000
2051	3,800,000
2052	3,990,000
2053	4,190,000
2054 (stated maturity)	4,400,000

The Series 2024 bonds maturing on August 1, 2054 and bearing interest at 4.00% redemption in the respective principal amounts from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts:

<u>Year</u>	<u>Amount</u>
2045	\$2,145,000
2046	2,225,000
2047	2,315,000
2048	2,410,000
2049	2,505,000
2050	3,250,000
2051	3,380,000
2052	3,515,000
2053	3,655,000
2054 (stated maturity)	3,805,000

Wastewater Fund has four outstanding issuances of revenue bonds; all except the 2021 and 2023 issuances are direct placements. Amounts originally issued and amounts outstanding at December 31, 2024, respectively, were: 2016 First Lien Sewer Refunding \$28,900,000 and \$6,120,000; 2018 First Lien Sewer Improvement \$30,000,000 and \$19,455,804; 2021 First Lien Sewer Improvement \$48,970,000 and \$48,970,000; and 2023 First Lien Sewer Improvement \$43,780,000 and \$43,780,000. No property of the city, other than the net pledged revenues discussed in Note 7.F below, is pledged as security for the series bonds. The revenue bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of default. Thus, the remedies consist mainly of a mandatory injunction or by other suit, action or special proceedings in equity or at law in any court of competent jurisdiction. In addition, the city, upon the happening of any event of default, will do and perform all proper acts to protect and to preserve the security created for the payment of the affected class or series of obligations and to ensure the prompt payment of the debt service requirements as they become due. During an event of default, the interest rate is adjusted: (a) for the Series 2016 from the initial rate of 1.56% to 7%, and (b) 5% in the case of the Series 2018A Bonds or Series 2018B Bonds converted to fixed rate obligation, or 10% in the case of Series 2018B Bonds outstanding as variable rate obligation.

At the closing of the 2018 revenue bonds, the funds for the \$2,000,000 tranche (Series 2018A) were received as a fixed rate obligation with an interest rate of 3.04% payable semi-annually through August 2030. In August 2020, the \$13,000,000 drawn from the \$28,000,000 available line of credit was converted into a fixed rate of 1.231% (Series 2018B-2) and in August 2021, the remaining \$15,000,000 was drawn and converted into a fixed rate of 1.322% (Series 2018B-3).

Series 2018A bonds are subject to optional redemption prior to maturity, in whole or in part, on any date at a redemption price equal to principal amount so redeemed plus accrued interest to the redemption date plus a premium not to exceed 2% of the principal amount so redeemed. The Series 2018A bonds are also subject to mandatory sinking fund redemption on August 1 in each of the years at a redemption price equal to the principal amount so redeemed plus accrued interest to the redemption date as indicated below:

<u>Redemption Date</u> <u>(August 1)</u>	<u>Principal Amount</u>
2025	\$196,301
2026	202,268
2027	208,417
2028	214,753
2029	221,281
2030 (stated maturity)	228,008

The Series 2018B-2 bonds are subject to optional redemption prior to maturity, in whole or in part, on any date at a redemption price equal to the principal amount so redeemed plus accrued interest to the redemption date plus a premium not to exceed 2% of the principal amount so redeemed. Series 2018B-2 bonds are also subject to mandatory sinking fund redemption on the following dates and in the following amounts at a redemption price equal to the principal amount so redeemed plus accrued interest to the redemption date:

<u>Redemption Date</u> <u>(August 1)</u>	<u>Principal Amount</u>
2025	\$1,291,187
2026	1,307,081
2027	1,323,172
2028	1,339,460
2029	1,355,948
2030 (stated maturity)	1,372,640

Series 2018B-3 bonds are subject to optional redemption prior to maturity in whole or in part on any date at a redemption price equal to principal amount so redeemed plus accrued interest to the redemption date plus a premium not to exceed 2% of the principal amount so redeemed. Series 2018B-3 bonds are also subject to mandatory sinking fund redemption on the following dates and in the following amounts at a redemption price equal to the principal amount so redeemed plus accrued interest to the redemption date:

<u>Redemption Date</u> <u>(August 1)</u>	<u>Principal Amount</u>
2025	\$1,643,916
2026	1,665,649
2027	1,687,668
2028	1,709,979
2029	1,732,585
2030 (stated maturity)	1,755,490

The Series 2021 bonds maturing on August 1, 2032 and thereafter, are subject to redemption prior to maturity at the option of the city on August 1, 2031 or any date thereafter, in whole or in part, and if in part, in such order of maturity as the city shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium. Series 2021 Term Bonds maturing on August 1, 2046 and 2051 are subject to mandatory sinking fund redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest to the redemption date on August 1 of the following years and in the following amounts shown below, such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption.

Maturing on August 1, 2046

<u>Year</u>	<u>Amount</u>
2042	\$2,365,000
2043	2,455,000
2044	2,555,000
2045	2,655,000
2046 (stated maturity)	2,765,000

Maturing on August 1, 2051

<u>Year</u>	<u>Amount</u>
2047	\$2,875,000
2048	2,990,000
2049	3,110,000
2050	3,235,000
2051 (stated maturity)	3,365,000

Series 2023 bonds maturing on August 1, 2034 and thereafter, are subject to redemption prior to maturity at the option of the city on August 1, 2033 or any date thereafter, in whole or in part, and if in part, in such order of maturity as the city shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium. The bonds maturing on August 1, 2053, are subject to mandatory redemption by lot from mandatory sinking fund installments at a redemption price equal to par plus accrued interest only to the redemption date on August 1 of the following years and in the following amounts, such redemption amounts to be subject to proportionate reduction in the event of partial optional redemption:

<u>Redemption Date</u> <u>(August 1)</u>	<u>Amount</u>
2049	\$2,060,000
2050	2,140,000
2051	2,225,000
2052	5,815,000
2053 ¹	6,045,000

¹ Final maturity, not a sinking fund redemption.

Annual debt service requirements to maturity for revenue bonds are as follows:

Year Ending December 31	Business-Type Activities				
	<u>Bonds</u>		<u>Bonds from Direct Placements</u>		
	0.488-5.000%		1.231-3.035%		
	Principal	Interest	Principal	Interest	Total
2025	\$ 19,540,000	\$ 21,771,053	\$ 6,166,403	\$ 367,180	\$ 47,844,636
2026	17,825,000	23,487,745	6,259,998	276,249	47,848,992
2027	17,970,000	22,784,898	3,219,257	183,874	44,158,029
2028	18,725,000	22,028,253	3,264,192	138,950	44,156,395
2029	19,515,000	21,229,830	3,309,815	93,337	44,147,982
2030-2034	115,550,000	96,502,190	3,356,139	47,025	215,455,354
2035-2039	134,600,000	78,960,640	-	-	213,560,640
2040-2044	139,385,000	56,245,329	-	-	195,630,329
2045-2049	155,890,000	32,864,520	-	-	188,754,520
2050-2054	106,005,000	9,136,538	-	-	115,141,538
Total	\$ 745,005,000	\$ 385,010,996	\$ 25,575,804	\$ 1,106,615	\$ 1,156,698,415

C. Certificates of Participation

Governmental Activities - Certificates of Participation (COPs) are issued by Aurora Capital Leasing Corporation (ACLC) and represent participation in a financed purchase agreement. The COPs are payable from the city's payments to ACLC, which are assigned to the trustee for the COPs debt service. There are six outstanding COPs issues. Amounts originally issued and amounts outstanding at December 31, 2024, respectively, were: 2015 Public Safety Training Facility \$24,340,000 and \$17,880,000; 2017 Central Recreation Center \$28,865,000 and \$23,540,000; 2017B Three Fire Stations and Equipment \$27,675,000 and \$20,650,000; 2019 Refunding and Improvement Series (2009A refunding and 2019 Municipal Campus Capital Improvements) \$62,935,000 and \$41,070,000; 2020 Southeast Recreation Center \$33,770,000 and \$30,300,000 ; and 2022 Roadway Improvements \$31,975,000 and \$29,990,000 .

Assets pledged as collateral for: 2015 COPs include the public safety training facility, 2017 COPs include 20-acre site owned by the city and the central recreation center, 2017B COPs include fire stations no. 5, 15 and 16 and the property on which these fire stations will be built thereon, 2019 COPs include the city's municipal parking garage, police headquarters, municipal courts and detention center, 2020 COPs consist of floors three through five of the Aurora Municipal Center along with an access easement across the public areas of the first floor including the main elevator bank and all public stairways providing access to such floors, and 2022 COPs include Tallyn's Reach complex, north satellite campus and central library. In an event of default or event of non-appropriation, the trustee may take possession or relet all or portions of these assets and the certificates are to be called for redemption in whole with redemption price of the lesser of (a) principal amount plus accrued interest to the redemption date without any premium or (b) sum of amount if any received by the Trustee from the exercise of remedies and other amounts available in the trust estate.

The Series 2015 COPs are subject to optional redemption in whole or in part upon payment of purchase option price either from moneys derived from a financing or otherwise. Series 2017 COPs maturing in years 2025 to 2026 are not subject to optional redemption prior to maturity. However, those maturing in 2027 and thereafter are subject to redemption at the option of the city on December 1, 2026 and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption. Series 2017 certificates maturing on December 1, 2042 are subject to mandatory sinking fund redemption prior to maturity in part by lot in such manner as the paying agent shall determine at 100% of principal amount plus accrued interest to the date of redemption without premium on the following dates and in the following principal amounts:

Redemption Date (December 1)	Principal Amount
2037	\$1,490,000
2038	1,565,000
2039	1,645,000
2040	1,725,000
2041	1,810,000
2042 (stated maturity)	1,900,000

Series 2017B COPs maturing in years 2025 to 2027 are not subject to optional redemption prior to maturity. However, those maturing in 2028 and thereafter are subject to redemption at the option of the city on December 1, 2027 and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption. Series 2017B certificates maturing on December 1, 2032 are subject to mandatory sinking fund redemption prior to maturity in part by lot in such manner as the city may determine at 100% of principal amount plus accrued interest to the date of redemption without premium on the following dates and in the following principal amounts:

Redemption Date (December 1)	Principal Amount
2031	\$1,620,000
2032 (stated maturity)	1,670,000

The Series 2017B certificates maturing on December 1, 2037 are subject to mandatory sinking fund redemption prior to maturity in part by lot in such manner as the city may determine at 100% of principal amount plus accrued interest to the date of redemption without premium on the following dates and in the following principal amounts:

Redemption Date (December 1)	Principal Amount
2036	\$1,880,000
2037 (stated maturity)	1,935,000

Series 2019 certificates maturing in years 2025 to 2029 are not subject to optional redemption prior to maturity. However, those maturing in 2030 and thereafter are subject to redemption at the option of the city on December 1, 2029 and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption.

The Series 2020 COPs maturing in years 2025 to 2030 are not subject to optional redemption prior to maturity. However, those maturing in 2031 and thereafter are subject to redemption at the option of the city on December 1, 2030 and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption. Series 2020 certificates maturing on December 1, 2045 are subject to mandatory sinking fund redemption prior to maturity in part by lot in such manner as the paying agent shall determine at 100% of principal amount plus accrued interest to the date of redemption without premium on the following dates and in the following principal amounts:

Redemption Date (December 1)	Principal Amount
2041	\$1,725,000
2042	1,775,000
2043	1,830,000
2044	1,885,000
2045 (stated maturity)	1,940,000

Series 2022 certificates maturing in the years 2025 to 2032 are not subject to optional redemption prior to maturity. However, those maturing in year 2033 and thereafter are subject to redemption at the option of the city on December 1, 2032 and any date thereafter at a redemption price equal to par plus accrued interest to the date of redemption. Series 2022 certificates maturing on December 1, 2042 are subject to mandatory sinking fund redemption in part by lot on the dates set forth below, upon payment of par and accrued interest without redemption premium in the following annual amounts:

Redemption Date (December 1 of the Year)	Principal Amount
2040	\$2,220,000
2041	2,310,000
2042 (final maturity, not a sinking fund redemption)	2,400,000

Annual debt service requirements to maturity for COPs are as follows:

Year Ending December 31	Governmental Activities		
	Principal	3.00-5.00% Interest	Total
2025	\$ 10,000,000	\$ 7,089,494	\$ 17,089,494
2026	10,475,000	6,612,094	17,087,094
2027	10,980,000	6,111,794	17,091,794
2028	11,495,000	5,587,094	17,082,094
2029	12,050,000	5,037,494	17,087,494
2030-2034	46,900,000	17,249,419	64,149,419
2034-2038	36,890,000	9,048,169	45,938,169
2039-2043	22,700,000	2,274,888	24,974,888
2044-2045	1,940,000	58,200	1,998,200
Total	\$ 163,430,000	\$ 59,068,646	\$ 222,498,646

D. Notes Payable

Governmental Activities – The city has one E-470 Public Highway Authority Note to help finance the extension of the Stephen D. Hogan Parkway (formerly 6th Avenue) east to E-470 payable from capital impact fee revenues. The proceeds were in addition to the 2018 Stephen D. Hogan Parkway capitalized lease purchased by a third party. The Note contains no collateral. Amount originally issued and amount outstanding at December 31, 2024, respectively were: Hogan Parkway Extension \$2,000,000 and \$859,611. The city has restricted \$914,000 in the Capital Projects Fund for the repayment of principal and interest for this note.

The Aurora Urban Renewal Authority (AURA) has one NBH Capital Finance note used to finance the construction of a public conference center and a parking facility in the Fitzsimons boundary II Tax Increment Area (TIF) No. 1. It is secured by available taxes derived from incremental increases in property taxes, sales taxes, lodger's taxes, together with the restricted revenues consisting of net revenues from the operation of the conference center and the parking facility, collectively defined as pledged revenues. The note contains no provision for acceleration of maturity of the outstanding amounts in the event of a default. As such, the remedies consist of filing a bill in equity or other commencement of judicial proceedings to enforce the rights of NBH to a receivership of any cash, securities or other instruments constituting the pledged revenues. AURA is likewise required to immediately notify NBH in writing when the former obtains knowledge of the occurrence of any event of default. During the occurrence of an event of default, the interest rate is adjusted to the current rate as of the date of the occurrence plus 3% per annum to a maximum rate of 6% per annum. Upon not less than 30 days' prior written notice to NBH and on any payment date on and after December 1, 2032, AURA may prepay amounts owing in whole or in part in increments of principal not less than \$100,000 without penalty or prepayment fee at any time and from time to time for a prepayment amount equal to the principal amount plus accrued interest to the date of prepayment. Prior to December 1, 2032 on any payment date and upon not less than 30 days' notice to the bank, AURA may prepay amounts owing in whole or in part in increments of principal not less than \$100,000 for a prepayment amount equal to the principal amount plus accrued interest to the date of prepayment plus any applicable administrative fees and yield maintenance fee. Amount originally issued and amount outstanding at December 31, 2024, respectively were: NBH Capital Finance Refunding \$20,645,000 and \$18,990,000. As required by the AURA and the Public Finance and Redevelopment Agreement (PFRA), the city has a moral obligation pledge on this revenue note's debt service reserve fund in the amount of \$1,730,096. Additional information on the moral obligation pledge can be found in Note 10.F.

Annual debt service requirements to maturity for notes payable are as follows:

Year Ending December 31	Governmental Activities					
	<u>Notes</u>		<u>Notes from Direct Borrowings</u>			
	2.50%		4.06%			
	Principal	Interest	Principal	Interest	Total	
2025	\$ 207,010	\$ 21,490	\$ 945,000	\$ 770,994	\$ 1,944,494	
2026	212,185	16,315	985,000	732,627	1,946,127	
2027	217,489	11,011	1,020,000	692,636	1,941,136	
2028	222,927	5,573	1,065,000	651,224	1,944,724	
2029	-	-	1,105,000	607,985	1,712,985	
2030-2034	-	-	6,245,000	2,328,816	8,573,816	
2035-2039	-	-	7,625,000	953,491	8,578,491	
Total	\$ 859,611	\$ 54,389	\$ 18,990,000	\$ 6,737,773	\$ 26,641,773	

E. Financed Purchase Agreements

Governmental Activities - The city has entered into financed purchase agreements for twenty-three fire apparatus, twelve construction/work equipment, twenty-six transportation equipment and one building and improvements. Specific assets are pledged under these purchase agreements. Remedies in any event of default except on agreements involving equipment include terminating the agreement by giving notice to the city to vacate and surrender possession of financed property, proceeding to foreclose or sell or liquidate the city's leasehold interest in the financed property in any lawful manner, leasing or subleasing the financed property or any portion thereof or sell any interest in the financed property, recovering from the city portion of base rentals and additional rentals and taking whatever action at law or in equity to enforce the rights to the financed property. Remedies in any event of default on agreements involving equipment include (a) with or without terminating the agreement, retake the possession of the equipment and sell, lease or sublease the equipment, (b) require the city to pay all past due amounts, (c) require the city to pay all out-of-pocket costs and expenses incurred as a result of the default, and (d) take whatever action at law or in equity to enforce the rights to the equipment. The agreements on property other than equipment provide an option for the city to purchase the interest in the financed property and terminate the agreement on any date provided that the city is not in default and the city pays any applicable yield maintenance fee for which fee is true only to the 2014 agreement for the History Museum expansion. Agreements involving equipment are non-callable except for: (1) 2018A heavy fleet equipment which grants an option on any date to prepay all or a portion of the obligations; (2) 2022A heavy fleet equipment which allows: (a) an option on any scheduled payment date after March 27, 2024 to prepay all of its obligations, and (b) mandatory prepayment from excess restricted account proceeds upon termination of such account; and (3) 2024B heavy fleet equipment which grants: (a) an option on September 1, 2026 or on any scheduled payment date thereafter to prepay all of its obligations, and (b) mandatory prepayment from excess restricted account proceeds upon termination of such account. The 2023A heavy fleet equipment was issued for a maximum principal amount of \$7,500,000 with final total drawn amount of \$7,097,346 as of December 31, 2024.

All financed purchase agreements are funded by transfers from the General Fund. During 2017, a portion of the land in the 2015 District II Police Station Phase I agreement was conveyed for the RTD 2nd Avenue and Abilene light rail station project. Out of the fourteen 2024B heavy fleet equipment, two will be purchased and six will be received in 2025 due to manufacturer delays.

Annual debt service requirements to maturity for financed purchase agreements are as follows:

Year Ending December 31	Governmental Activities		
	1.064-3.709%		
	Principal	Interest	Total
2025	\$ 5,483,806	\$ 791,091	\$ 6,274,897
2026	5,346,163	698,596	6,044,759
2027	4,895,510	558,419	5,453,929
2028	5,030,671	424,443	5,455,114
2029	3,940,741	286,205	4,226,946
2030-2032	5,263,830	215,242	5,479,072
Total	\$ 29,960,721	\$ 2,973,996	\$ 32,934,717

F. Pledged Revenue

Governmental Activities - The AURA has pledged incremental increases in property, sales tax and lodger tax, as well as net revenues from the operation of the conference center and parking facility to the payment of the NBH Capital Finance refunding note. Annual principal and interest payments on the note are expected to require 100% of pledged revenues based on the NBH Capital Finance Debt Service Amortization Schedule. Total principal and interest paid for the current year and total pledged revenues collected were \$1,712,737 and \$868,817, respectively. Total pledged revenues available in 2024 are reduced by operating shortfalls at the conference center due to the negative impact of misleading media claims on widespread gang activity in the city, which made national headlines. This has been proactively and aggressively addressed by the city. Based on the terms of the agreement, when in any fiscal year the actual debt service requirements of the debt are less than the amount assumed for such fiscal year in the base case bond amortization, the difference shall be remitted to AURA to be used for debt service payments and working capital in the operations of the conference center and parking facility.

Business-type Activities - The city has pledged future water system revenues, net of specified operating expenses, to repay \$652,255,000 principal currently outstanding, in water system revenue bonds issued in 2016, 2021 and 2024. Proceeds from the bonds provided financing for the acquisition and construction of water facilities and additions and improvements to the water system, including funding the Prairie Waters Project. The bonds are payable solely from water system net revenues and are payable through 2046, 2051 and 2054. Annual principal and interest payments on the bonds are expected to require approximately 20.9% of net revenues. The total principal and interest remaining to be paid on the bonds is \$962,143,596. Principal and interest paid for the current year and total water system net revenues were \$28,866,494 and \$138,115,191, respectively.

The city has pledged future wastewater system revenues, net of specified operating expenses, to repay \$118,325,804 principal currently outstanding, in wastewater system revenue bonds issued in 2016, 2018, 2021 and 2023. Proceeds from the bonds provided financing for the acquisition and construction of additions, improvements, and modernization to the wastewater utility system. The bonds are payable solely from wastewater system net revenues and are payable through 2026, 2030, 2051 and 2053, respectively. Annual principal and interest payments on the bonds are expected to require approximately 30.4% of net revenues. The total principal and interest remaining to be paid on the bonds is \$194,554,819. Principal and interest paid for the current year and total system net revenues were \$10,408,468 and \$34,231,122, respectively.

G. Lease and Subscription Liabilities

The city, as a lessee, has entered into lease agreements within governmental activities involving equipment, facilities and office space, terms of which expire in various years through 2034. Leases were measured at lease commencement based upon the IBR. Variable payments of certain leases are based upon usage. These variable payments are based upon the use of the underlying assets and are not included in the lease liability because they are not fixed in substance. During the year ended December 31, 2024, the city recognized \$100,805 of rental expense for variable payments not previously included in the measurement of the lease liability.

As of December 31, 2024, the city had minimum principal and interest lease payments for leasing activities as follows:

Year Ending December 31	Governmental Activities		
	Principal	Interest	Total
2025	\$ 541,533	\$ 16,926	\$ 558,459
2026	474,339	10,098	484,437
2027	170,115	4,617	174,732
2028	46,644	3,356	50,000
2029	47,176	2,824	50,000
2030-2034	219,043	5,957	225,000
Total	\$ 1,498,850	\$ 43,778	\$ 1,542,628

The city, as a lessee, has entered into a lease agreement within business-type activities involving equipment, terms of which expire in 2025. The lease was measured based upon the IBR at lease commencement. For business-type activities, there were no variable payments related to the lease liabilities.

As of December 31, 2024, the city had minimum principal and interest lease payments for leasing activities as follows:

Year Ending December 31	Business-Type Activities		
	Principal	Interest	Total
2025	\$ 25,899	\$ 101	\$ 26,000
Total	\$ 25,899	\$ 101	\$ 26,000

The city has one SBITA for the use of software as of the year ended December 31, 2024. The city is required to make principal and interest payments through the year 2030. As of December 31, 2024 the value of the subscription liability was \$6,255,595. There were no variable payments related to the subscription liabilities.

Year Ending December 31	Governmental Activities		
	Principal	Interest	Total
2025	\$ 961,385	\$ 70,355	\$ 1,031,740
2026	992,830	59,542	1,052,372
2027	1,025,045	48,376	1,073,421
2028	1,058,040	36,848	1,094,888
2029	1,091,840	24,948	1,116,788
2030	1,126,455	12,669	1,139,124
	\$ 6,255,595	\$ 252,738	\$ 6,508,333

H. Accrued Compensated Absences

Accrued compensated absences recorded in governmental activities are generally paid from the General Fund. Amounts outstanding at December 31, 2024 are \$47,027,621 for governmental activities and \$7,288,047 for business-type activities.

I. Legal Debt Limit

The city's legal debt limit is 3% of the assessed valuation of taxable property. After certain deductions allowed by law, the legal debt margin as of December 31, 2024 is \$251,703,091. In 1992, Colorado voters approved an amendment to the state constitution (TABOR), which requires multiple-fiscal year debt and certain other financial obligations to be authorized by voters, regardless of whether or not the city is at its legal debt margin. Voter approval of additional debt typically includes a provision exempting the new debt from the debt margin. Consequently, the computation of the city's legal debt margin has little real significance.

J. Component Units – General Obligation Bonds

Parkside at City Centre Business Improvement District (Parkside BID) – On April 9, 2019, the Parkside BID issued \$13,990,000 as Special Revenue and Tax Supported Senior Bonds, Series 2019A (2019A Bonds) for the purposes of financing certain public improvements, funding the Reserve Fund, funding a portion of the interest to accrue on the 2019A Bonds through 2021 and paying the costs of issuing the 2019A Bonds. The 2019A Bonds bear interest at 6.25% with interest payments payable semiannually on each June 1 and December 1, commencing June 1, 2019 and maturing on December 1, 2048. 2019A Bonds are secured by and payable solely from and to the extent of the Pledged Revenue generally consisting of the property tax revenues, portion of the specific ownership tax collected as a result of the imposition of the required mill levy, the Public Finance and Redevelopment Agreement (PFRA) revenues, the Public Improvement Fee (PIF) revenues, Payment In Lieu of Taxes (PILOT) revenues, capital fees and any other legally available moneys that Parkside BID determines in its absolute discretion to transfer to the trustee as Pledged Revenue. The 2019A Bonds are also secured by the Reserve Fund and the Surplus Fund, both established upon the issuance of the bonds. 2019A Bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of default. As such, the remedies consist of filing a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustee to a receivership of any cash, securities or other instruments under the provisions of the Senior Indenture. The amount outstanding for the 2019A Bonds as of December 31, 2024 is \$13,515,000.

The 2019A Bonds are subject to redemption prior to maturity at the option of Parkside BID as a whole or in integral multiples of \$1,000 in any order of maturity and in whole or partial maturities on June 1, 2024 and on any date thereafter at a redemption premium expressed as a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2024 to May 31, 2025	3.00%
June 1, 2025 to May 31, 2026	2.00%
June 1, 2026 to May 31, 2027	1.00%
June 1, 2027 and thereafter	0.00%

2019A Bonds are also subject to mandatory sinking fund redemption prior to maturity in part by lot upon payment of par and accrued interest without redemption premium beginning on December 1, 2023 with final maturity amount of \$1,805,000 not considered as a sinking fund redemption.

Annual debt service requirements to maturity for the 2019A Bonds are as follows:

Year Ending December 31	Principal	Interest	Total
2025	\$ 275,000	\$ 844,688	\$ 1,119,688
2026	310,000	827,500	1,137,500
2027	335,000	808,125	1,143,125
2028	370,000	787,188	1,157,188
2029	400,000	764,063	1,164,063
2030-2034	2,630,000	3,394,063	6,024,063
2035-2039	3,900,000	2,423,125	6,323,125
2040-2044	2,145,000	1,341,560	3,486,560
2045-2049	3,150,000	623,438	3,773,438
Total	\$ 13,515,000	\$ 11,813,750	\$ 25,328,750

Citadel on Colfax Business Improvement District (Citadel BID) – On November 25, 2020, the Citadel BID issued \$11,600,000 as Special Revenue and Tax Supported Senior Bonds, Series 2020A (2020A Bonds) and \$930,000 Special Revenue and Tax Supported Subordinate Bonds, Series 2020B (2020B Bonds). The proceeds from the Series 2020A Bonds were used for paying a portion of the costs of acquiring, constructing and installing certain public improvements, funding the Reserve Fund, funding a portion of the interest to accrue on the 2020A Bonds through 2023 and paying certain costs in connection with the issuance of the 2020A Bonds. Proceeds from the 2020B Bonds were used for paying a portion of the costs of acquiring, constructing and installing certain public improvements and paying the costs of issuing the 2020B Bonds. The amount outstanding for the 2020A Bonds and 2020B Bonds at December 31, 2024, respectively, were \$11,600,000 and \$930,000.

The 2020A Bonds bear interest at 5.35% payable semiannually on each June 1 and December 1. The 2020B Bonds bear interest at 7.875% and are cash flow bonds. Unpaid interest compounds annually in December at the rate of 7.875%. Payments toward interest and principal can be made provided the 2020A Bonds (and any other Senior Bonds outstanding) are current and the Reserve and Surplus Funds for the 2020A Bonds and any other Senior Bonds are full. The 2020A Bonds are secured by and payable solely from and to the extent of the Pledged Revenue generally consisting of property tax revenues, portion of the specific ownership tax collected as a result of the imposition of the required mill levy, the Public Improvement Fee (PIF) revenues, Payment in Lieu of Taxes (PILOT) revenues, capital fees and any other legally available moneys that the Citadel BID determines to transfer to the trustee as Pledged Revenue. The 2020A Bonds are also secured by the Reserve Fund and the Surplus Fund. The 2020B Bonds are secured by the subordinate required mill levy, the portion of the specific ownership tax collected as a result of the subordinate required mill levy, the amounts, if any, in the Senior Surplus Fund after the termination of such fund pursuant to the Senior Indenture and any other legally available moneys as determined by the Citadel BID. 2020A Bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of a default. As such, the remedies consist of filing a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustee to a receivership of any cash, securities or other instruments under the provisions of the Senior Indenture or the Pledge Agreement. 2020B Bonds contain no provision for acceleration of maturity of the outstanding amounts in the event of a default. As such, the remedies consist of filing a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustee to a receivership of any cash, securities or other instruments under the provisions of the Subordinate Indenture or the Pledge Agreement.

The 2020A Bonds are subject to mandatory sinking fund redemption prior to maturity in part by lot upon payment of par and accrued interest without redemption premium annually beginning December 1, 2025 and are subject to redemption prior to maturity at the option of the Citadel BID as a whole or in integral multiples of \$1,000 in any order of maturity and in whole or partial maturities on December 1, 2025, and on any date thereafter upon payment of par, accrued interest and a redemption premium expressed as a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025 to November 30, 2026	3.00%
December 1, 2026 to November 30, 2027	2.00%
December 1, 2027 to November 30, 2028	1.00%
December 1, 2028 and thereafter	0.00%

The 2020B Bonds are subject to mandatory redemption from available subordinate pledged revenue on each December 15 beginning in year 2020 provided that amounts insufficient to redeem at least one Series 2020B Bond in the denomination of \$1,000 will be retained in the Subordinate Bond Fund. 2020B Bonds are also subject to redemption prior to maturity at the option of the Citadel BID as a whole or in integral multiples of \$1,000 in any order of maturity and in whole or partial maturities commencing on December 15 in the following years upon payment of par, accrued interest and a redemption premium expressed as a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2025 to December 14, 2026	3.00%
December 15, 2026 to December 14, 2027	2.00%
December 15, 2027 to December 14, 2028	1.00%
December 15, 2028 and thereafter	0.00%

Annual debt service requirements to maturity for the 2020A Bonds (no summary is presented on the 2020B Bonds due to the uncertainty in the timing of payments) are as follows:

Year Ending December 31	Principal	Interest	Total
2025	\$ 165,000	\$ 620,600	\$ 785,600
2026	200,000	611,773	811,773
2027	215,000	601,073	816,073
2028	240,000	589,570	829,570
2029	255,000	576,730	831,730
2030-2034	1,580,000	2,654,939	4,234,939
2035-2038	1,595,000	1,791,716	3,386,716
2039-2042	1,960,000	1,422,298	3,382,298
2043-2046	2,415,000	967,816	3,382,816
2047-2050	2,975,000	408,474	3,383,474
Total	\$ 11,600,000	\$ 10,244,989	\$ 21,844,989

K. Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2024, was as follows:

Governmental Activities	Beginning Balance (as restated)	Additions	Reductions	Ending Balance	Due Within One Year
Bonds Payable:					
General obligation bonds	\$ 285,000	\$ -	\$ (40,000)	\$ 245,000	\$ 45,000
General obligation bonds from direct placements	1,988,000	-	(208,000)	1,780,000	215,000
Certificates of participation	175,775,000	-	(12,345,000)	163,430,000	10,000,000
Add adjustments:					
Unamortized premium	20,131,524	-	(2,145,152)	17,986,372	-
Total bonds and COPs	198,179,524	-	(14,738,152)	183,441,372	10,260,000
Notes payable	1,061,572	-	(201,961)	859,611	207,010
Notes payable from direct borrowings	19,895,000	-	(905,000)	18,990,000	945,000
Financed purchase agreements from direct borrowings	21,057,334	12,946,486	(4,043,099)	29,960,721	5,483,806
Accrued compensated absences	42,623,543	4,404,078*	-	47,027,621	25,327,752
Accrued claims payable	26,824,268	15,989,608	(13,489,608)	29,324,268	12,471,937
Total OPEB liability	18,977,679	17,036,511	(18,977,679)	17,036,511	952,861
Net pension liability	165,039,763	169,701,394	(165,039,763)	169,701,394	-
Lease liability	2,345,465	-	(846,615)	1,498,850	541,533
Subscription liability	9,129,281	-	(2,873,686)	6,255,595	961,385
Total Governmental Activities	\$ 505,133,429	\$ 220,078,077	\$ (221,115,563)	\$ 504,095,943	\$ 57,151,284

*The change in the compensated absences liability is presented as a net change.

Business-type Activities	Beginning Balance (as restated)	Additions	Reductions	Ending Balance	Due Within One Year
Bonds Payable:					
Revenue bonds	\$ 621,110,000	\$ 138,420,000	\$ (14,525,000)	\$ 745,005,000	\$ 19,540,000
Revenue bonds from direct placements	31,654,266	-	(6,078,462)	25,575,804	6,166,403
Add (deduct) adjustments:					
Unamortized premium	35,598,080	12,199,729	(1,489,576)	46,308,233	-
Unamortized discount	(2,044,135)	-	74,115	(1,970,020)	-
Total bonds	686,318,211	150,619,729	(22,018,923)	814,919,017	25,706,403
Accrued compensated absences	6,830,466	457,581*	-	7,288,047	3,325,856
Total OPEB liability	3,593,779	3,226,183	(3,593,779)	3,226,183	180,442
Net pension liability	21,677,324	21,511,597	(21,677,324)	21,511,597	-
Lease liability	108,967	-	(83,068)	25,899	25,899
Total Business-type Activities	\$ 718,528,747	\$ 175,815,090	\$ (47,373,094)	\$ 846,970,743	\$ 29,238,600

*The change in the compensated absences liability is presented as a net change.

Component Units	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Parkside City Centre Business Improvement District:					
General obligation bonds - 2019A bonds	\$ 13,770,000	\$ -	\$ (255,000)	\$ 13,515,000	\$ 275,000
Other - Developer advances	1,904,410	121,017	-	2,025,427	-
Citadel on Colfax Business Improvement District:					
General obligation bonds - 2020A bonds	11,600,000	-	-	11,600,000	165,000
General obligation bonds - 2020B bonds	930,000	-	-	930,000	-
Total Component Units	\$ 28,204,410	\$ 121,017	\$ (255,000)	\$ 28,070,427	\$ 440,000

The above schedule has been restated due to the implementation of GASB Statement no. 101, Compensated Absences, as of January 1, 2024. See Note 20.

8. DEFERRED INFLOWS AND OUTFLOWS OF RESOURCES

The components of deferred outflows of resources and deferred inflows of resources reported in the government-wide financial statements as of December 31, 2024, are as follows:

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Deferred Outflows of Resources			
Pensions	\$ 98,518,252	\$ 18,265,220	\$ 116,783,472
OPEB	6,693,164	1,267,475	7,960,639
Loss on refunding	1,368,560	16,693,219	18,061,779
Total Deferred Outflows of Resources	\$ 106,579,976	\$ 36,225,914	\$ 142,805,890
Deferred Inflows of Resources			
Pensions	\$ 2,871,985	\$ -	\$ 2,871,985
OPEB	8,578,643	1,624,523	10,203,166
Leases	1,230,897	614,273	1,845,170
Property taxes	124,443,647	-	124,443,647
Gain on refunding	-	1,151,264	1,151,264
Total Deferred Inflows of Resources	\$ 137,125,172	\$ 3,390,060	\$ 140,515,232

Under the modified accrual basis of accounting, revenues and other fund financial resources are recognized in the period in which they become both measurable and available. Assets recorded in the fund financial statements for which the revenues are not available are reported as a deferred inflow of resources. In addition, property tax receivables are reported as a deferred inflow of resources when levied in the fund statements. Deferred inflows of resources are comprised of property tax and unavailable fund resources. Unavailable fund resources include: special assessment receivables, tax audit receivables and notes receivables that are unavailable in the fund statements but are recognized as revenue in the citywide statements.

The components of the deferred inflows of resources reported in the fund statements as of December 31, 2024, are as follows:

	General Fund	City Capital Projects Fund	Non-Major Governmental Funds	Total	Component Units
Deferred Inflows of Resources					
Property tax	\$ 71,740,128	\$ -	\$ 52,703,519	\$ 124,443,647	\$ 1,021,932
Leases	1,148,078	82,819	-	1,230,897	-
Unavailable fund resources	5,304,890	189,510	11,712,727	17,207,127	-
Total Deferred Inflows of Resources	\$ 78,193,096	\$ 272,329	\$ 64,416,246	\$ 142,881,671	\$ 1,021,932

9. INTERFUND TRANSACTIONS

The balance between the General Fund and the Nonmajor Governmental Funds results from a loan to the AURA Debt Service Fund to temporarily fund the purchase and improvements of the Regatta Plaza Property until external financing is obtained and a small correction to the allocation of 2024 telephone charges from the Recreation Fund and Cultural Services Fund. The balance between the Nonmajor Governmental Funds is a result of a year-end transfer to move expenses and cash from the ACLC Capital Projects Fund to the new Transportation Maintenance Fund, a transfer between Recreation Funds to reconcile invoices to billings and a small transfer in the ACLC Debt Service Fund to reconcile trustee admin fees. The balance between the General Fund and the Nonmajor Business-type Funds results from a year-end transfer to correct the allocations of 2024 telephone charges from the Golf Fund. The balance between the Wastewater Fund and the Nonmajor Business-type Funds results from the interfund loan between the Wastewater Fund and the Golf Fund for the construction of the Murphy Creek Golf Course. The balance between the Internal Service Fund and the General Fund results from a year-end transfer to accrue for the billing of a subsequent disbursement entry.

Interfund Receivable	Interfund Payable				Total
	General Fund	Nonmajor Governmental Funds	Water Fund	Nonmajor Business-type Funds	
General Fund	\$ -	\$ 12,002,638	\$ 15,197	\$ 48,432	\$ 12,066,267
Nonmajor Governmental Funds	-	1,055,586	-	-	1,055,586
Wastewater Fund	-	-	-	1,009,000	1,009,000
Internal Service Fund	327,788	-	-	-	327,788
Total	\$ 327,788	\$ 13,058,224	\$ 15,197	\$ 1,057,432	\$ 14,458,641

Transfers are used to move revenues from the fund in which the city budget requires collection to the fund required to expend the monies, and to move unrestricted revenues collected in the General Fund to finance various activities accounted for in other funds. The transfer from the General Fund to the Capital Projects fund of \$22 million includes \$20.7 million for building materials and infrastructure needs and \$1.3 million for future Courthouse improvements. The transfers from the General Fund to Nonmajor Governmental Funds include a \$31 million transfer to the Transportation Fund for transportation maintenance costs. In addition, an annual transfer of \$9.3 million from the General Fund to the Recreation Fund was made to cover mandated costs. A transfer of \$7.1 million from the General Fund to the ACLC Debt Service Fund was made to cover principal and interest payments. A transfer of \$6.6 million from the General Fund to the Enhanced E-911 Fund was made to cover costs incurred for compensation adjustments. The transfers from the City Capital Projects Fund to Nonmajor Governmental Funds consist of \$5 million to the ACLC Debt Service Fund and \$2 million to the ACLC Capital Projects Fund to cover annual principal and interest payments for various certificates of participation. Additionally, a \$2.6 million transfer from the City Capital Projects Fund was made to the Transportation Maintenance Fund to cover street maintenance costs. A transfer of \$6 million was made from the Marijuana Tax Revenue Fund to the Capital Projects Fund for street maintenance costs. The transfers between Nonmajor Governmental Funds largely consist of \$4 million from the Marijuana Tax Revenue Fund, \$1.8 million from the Enhanced E-911 Fund, and \$1.8 million from the ACLC Capital Projects Fund to the ACLC Debt Service Fund to cover annual principal and interest payments for various certificates of participation.

Interfund Transfers In	Interfund Transfers Out			Total
	General Fund	City Capital Projects Fund	Nonmajor Governmental Funds	
General Fund	\$ -	\$ -	\$ 102,708	\$ 102,708
City Capital Projects Fund	22,175,422	-	6,006,521	28,181,943
Nonmajor Governmental Funds	60,894,761	10,234,285	10,711,145	81,840,191
Internal Service Funds	405,000	-	-	405,000
Total	\$ 83,475,183	\$ 10,234,285	\$ 16,820,374	\$ 110,529,842

10. CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

A. Continuing Appropriations

The city stipulates that appropriations for capital projects do not lapse until the purpose for which the appropriation was made has been accomplished or abandoned. Additionally, any project is deemed abandoned if three years have elapsed without expenditure or encumbrance to the project. As of December 31, 2024, the city had various unspent appropriations for the acquisition and construction of projects which totaled \$455,255,348.

B. Encumbrances

Encumbrance commitments in the General Fund total \$12,147,405 and in the nonmajor governmental funds the aggregate total is \$13,852,235. The nonmajor governmental funds aggregate includes \$10,586,229 for the nonmajor governmental funds with legally adopted budgets and \$3,266,006 for ACLC which does not have legally adopted budget.

C. Job Related Tax Abatement Agreements

The city enters into job related tax abatement agreements with local, national and international businesses to encourage capital investment, and commercial and/or industrial expansion within its borders. The abatement program is approved by City Council via ordinance and the agreements with individual businesses are approved via resolution. The businesses agree to meet employment requirements as specified in the agreement in order to receive continued payment until maximum employment levels and time requirement are reached. If the business fails to meet agreed upon obligations, the city may impose sanctions including terminating the agreement, reimbursement of taxes rebated with interest, and imposition of liens upon real and personal property. Total potential future abatement as of December 31, 2024, is \$42,054,950 and abatements paid or waived to date on these active agreements is \$6,171,328. During 2024, two abatements were paid for a total of \$853,736 as businesses either did not meet the employment and time requirements or did not submit a rebate request. As part of the agreements, the city may offer one or more of the following incentives:

- Rebate of use tax related to construction materials;
- Rebate of use tax reported or sales tax paid on the purchase of equipment for a period of time;
- Rebate of sales tax collected from customers for a period of time;
- Rebate of personal property tax collected for a period of time.

D. Tax Increment Financing

At December 31, 2024, the Aurora Urban Renewal Authority had retail, commercial and residential agreements with Fitzsimons Village, the Colorado Science and Technology Park, Aurora Convention Center Hotel, Stanley JV LLC, Forest City Stapleton, Marq Iliff Station, Parkside Aurora, Legacy Fitzsimons, The Forum Fitzsimons, Argenta, MHK Nine Mile, and The Point Crossing. Total potential future funding obligation is \$175,929,641 which is solely and exclusively payable from the incremental revenues collected on the project except for one agreement that indicates the district mill levy as additional source of revenue, amount to date is \$54,190. Total paid to date of \$50,877,387 includes \$4,441,553 that does not reduce the potential future funding obligation in four of the agreements but instead is designated and utilized to assist the developer and/or the district in its debt issuance and payment. Three of the agreements do not have a potential future funding obligation and the paid to date amount is \$255,416,031 which includes a State sales tax of \$20,438,246.

E. Tax Incentive Agreements

The city enters into tax incentive agreements to encourage economic development and capital investment on existing developed sites for retail uses located within its borders. At December 31, 2024, the city had development incentive agreement with the developer of Aurora Crossing and Southlands. Total potential allocable revenue which is solely and exclusively payable from the incremental revenues collected on the project is \$3,360,000 and paid to date is \$595,869.

F. Moral Obligations

In limited circumstances, the city provides contingent credit support (commonly referred to as a "moral obligation"). As of December 31, 2024, the city has two moral obligations in existence, one for the benefit for the Aurora Urban Renewal Authority (AURA) and the other for the benefit of the Fitzsimons Development Authority (FRA). The moral obligation is given in the form of a resolution of the City Council providing that, in the event that a debt service reserve fund for AURA or the FRA bond or for the note issue is depleted due to insufficient tax increment or tenant rent revenues, the City Manager, or other person responsible for the preparation of the budget, is required to prepare and submit to the City Council a request for an appropriation of sufficient funds to replenish the debt service reserve fund to its required amount. While the obligation of the City Manager or other official to prepare such request is mandatory, the decision whether to appropriate the amount requested is solely within the discretion of City Council. No request was received for either moral obligation during 2024.

The city's moral obligation with AURA pertains to a reserve fund in the amount of \$1,734,161 for a tax increment revenue refunding loan in the original principal amount of \$20,645,000 contracted by AURA in connection with the construction of the Aurora-Denver Conference Center and parking structure located in the Fitzsimons Boundary Area II Urban Renewal Area. The maximum annual replenishment amount with respect to the reserve fund would never exceed \$1,717,627 in any year.

The FRA is a separate quasi-governmental entity formed in 1998 under an intergovernmental agreement by the city and the University of Colorado pursuant to Section 29-1-203 of the Colorado Revised Statutes. The FRA was organized for the purpose of providing economic development services and improvements at the former Fitzsimons Army Medical Center property and elsewhere within the FRA. The city's moral obligation with FRA pertains to a reserve fund not to exceed \$2.5 million for a revenue construction loan on a construction draw basis to finance the approximate \$43 million Bioscience 3 facility consisting of office and laboratory space on the Fitzsimons campus. The FRA funded a debt service reserve of approximately \$2.5 million. The city provided a moral obligation pledge related to the loan's debt service reserve fund to assist FRA in obtaining financing at more favorable rates. The maximum annual replenishment amount with respect to the reserve fund would never exceed \$2.5 million in any year.

11. DEFERRED COMPENSATION PLANS

The city offers employees the opportunity to voluntarily participate in one of three deferred compensation plans. The City of Aurora 457 Deferred Compensation Plan, administered by Nationwide Retirement Solutions, is open to all employees. MissionSquare Retirement, formerly ICMA-RC, administers a plan open to executive staff. The Fire and Police Pension Association (FPPA) offers an additional 457 plan through Fidelity for Police and Fire civil service employees.

All three plans are created in accordance with Internal Revenue Code Section 457. The plans allow employees to defer a portion of their salary until future years. The deferred amounts are not available to the employees until termination, retirement, age 59 and on half, death or unforeseeable emergency. The amounts in the deferred compensation plans are held in third party trusts for the exclusive benefit of the city's employees and beneficiaries. The trustee of the City of Aurora 457 plan administered through Nationwide is Nationwide Trust Company FSB. The trustee of the plan administered through MissionSquare Retirement is Vantage Trust Company LLC. The FPPA Board is trustee of the FPPA Fidelity plan. The trustees are responsible for evaluating the ongoing appropriateness of investment options and ensuring the plans operate in compliance with the plan documents, and other applicable rules and guidelines. The trustees are obliged to act as a reasonable and prudent person would act in a similar situation.

12. PENSION PLANS

The City of Aurora provides the following plans:

Defined Benefit Plans:

- General Employees' Retirement Plan (GERP)
- Elected Officials' and Executive Personnel Defined Benefit Plan (EOEP)
- Police Retirement Plan (PRP)
- Fire Pension Plan (Old Hire-Fire)
- Police Pension Plan (Old Hire-Police)
- Fire Statewide Retirement Plan (SRP)

Defined Contribution Plans:

- Police Money Purchase Pension Plan (New Hire-Police)
- Police Money Purchase Hybrid Pension Plan
- Fire Money Purchase Pension Plan
- Executive Retirement Plan – Money Purchase Pension Plan (ERP)

A. Defined Benefit Plans

The following provides a summary of the net pension liability, net pension asset, deferred outflows of resources, deferred inflows of resources and pension expense for each of the defined benefit plans as of and for the year ended December 31, 2024 (measured as of December 31, 2023):

	Net Pension Liability	Net Pension Asset	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Single Employer Plans					
GERP	\$ 81,954,162	\$ -	\$ 69,560,485	\$ -	\$ 19,335,868
EOEP	-	1,999,792	933,528	-	60,802
PRP	-	2,772,150	3,708,278	441,877	349,808
Agent Multiple Employer Plans					
Old Hire-Fire	48,735,676	-	7,644,932	-	7,498,918
Old Hire-Police	60,523,153	-	9,691,886	-	9,070,835
Cost Sharing Multiple Employer Plans					
Statewide Retirement Plan	-	-	25,244,363	2,430,108	3,137,323
	<u>\$ 191,212,991</u>	<u>\$ 4,771,942</u>	<u>\$ 116,783,472</u>	<u>\$ 2,871,985</u>	<u>\$ 39,453,554</u>

The net pension liability, net pension asset, deferred outflows of resources, deferred inflows of resources and pension expense are reported in the governmental activities except for the proportion of GERP associated with business-type activities. The following provides a summary of the total GERP net pension liability, the deferred outflows of resources, the deferred inflows of resources and pension expense. The allocation is based on the proportion of full-time career salaries subject to GERP contribution for the year.

	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Governmental Activities	\$ 60,442,565	\$ 51,295,265	\$ -	\$ 14,260,526
Business-Type Activities	21,511,597	18,265,220	-	5,075,342
	<u>\$ 81,954,162</u>	<u>\$ 69,560,485</u>	<u>\$ -</u>	<u>\$ 19,335,868</u>

The net pension liability or asset is the difference between the total pension liability and the fiduciary net position as of the measurement date. If the fiduciary net position exceeds the total pension liability as of the measurement date, there is a net pension asset.

The net pension liability recorded in governmental activities are generally paid from the General Fund. Water, Wastewater and Golf Funds report a proportionate share of the net pension liability in business-type activities and are generally paid from their respective funds.

Deferred outflows of resources and deferred inflows of resources related to pensions are the amounts that are required to be deferred and recognized in subsequent periods. These amounts refer to items that are not yet recognized in the net pension liability/asset or pension expense and include:

- Differences between expected and actual experience
- Changes of pension assumptions
- Differences between projected and actual earnings on pension plan investments
- Changes in pension proportionate share
- City contributions made subsequent to the measurement date through the fiscal year-end

Deferred outflows of resources and deferred inflows of resources will be recognized as follows:

- Differences in plan experience, changes of assumptions and changes in proportionate share will be amortized over the remaining service lives of current and former employees, and retirees.
- Differences between projected and actual investment earnings will be amortized over a five-year period.
- Contributions made subsequent to the measurement date will be recognized as a reduction (increase) of the net pension liability (asset) in the subsequent year.

1. General Employees' Retirement Plan

General Information about the Pension Plan

Plan Description. The City of Aurora General Employees' Retirement Plan (GERP) is a contributory single-employer defined benefit pension plan covering all full-time and part-time city employees except police officers, firefighters, elected officials, contingent employees and executives who have elected to participate in the Executive Retirement Plan. The plan is maintained for the exclusive benefit of the employees of the city and their beneficiaries. Employee contributions are required as a condition of employment and are matched equally by the city. GERP has a separate, independent board that administers the plan with three of the seven board members appointed by City Council. Separately issued audited financial statements are available online at www.auroragerp.org or by contacting GERP at 12100 E. Iliff Avenue, Suite 108, Aurora, Colorado 80014, telephone (303) 368-9160.

Plan Membership. As of the measurement date, 1,296 retirees and others were receiving benefits with 1,831 active plan members. There were 304 former employees that were deferred vested and entitled to receive benefits in the future.

Benefits Provided. The plan provides retirement benefits, as well as death, disability and supplemental benefits. Chapter 102, Article V of the City Code assigns the authority to establish and amend benefit provisions to City Council.

Normal Retirement - Normal retirement age is 65 for participants in the plan prior to January 1, 2012 (Tier 1) and 67 for participants who first joined the plan after December 31, 2011 (Tier 2). Normal retirement benefits are the greater of 1.75% of final average monthly compensation, multiplied by years of credited service, including fractional years, or the annuitized value of contribution refunds. Final average monthly compensation is the average pay an employee received (excluding overtime and non-regular remuneration) during his/her highest paid 36 consecutive months with the city within the employee's last 10 years of employment. Optional forms of benefit are available in lieu of the single life annuity, in order to provide survivorship benefits. Tier 1 participants automatically receive annual cost of living adjustments linked to the Consumer Price Index, and limited to 5% per year. Tier 2 participants may be granted cost of living adjustments at the discretion of the Board, at a rate not to exceed the rate of increase given to Tier 1 participants.

A supplemental benefit is provided to all retirees who have five or more years of credited service and is prorated for service of less than 20 years. Periodic cost of living adjustments to the supplemental benefit may be approved by the plan's Board of Trustees and are limited to 5% per year.

Early Retirement - If termination occurs before normal retirement age, participants who are age 50 or older with at least ten years of credited service may elect to begin receiving early retirement benefits. Reductions for early retirement will be applied to the normal retirement benefit if the sum of a participant's years of age and credited service is less than 80 (the Rule of 80). Depending on the participant's age and length of service, the reduction for Tier 1 participants can be up to 6% for each year they are below age 55, plus an additional 2% for each year they are short of attaining the sooner of either the Rule of 80 or normal retirement age. For Tier 2 participants, the reduction is 6% for each year a participant is short of attaining the sooner of normal retirement age or the Rule of 80.

Deferred Vested Benefits - Participants with at least five years of credited service who terminate before normal retirement age may leave their contribution accumulation with the plan and opt to receive an early or normal retirement benefit at a later date.

Disability Retirement Benefits - Participants who meet the eligibility requirements for the city's long-term disability insurance program continue to earn credited service during the period of time they collect disability insurance benefits. Once insurance payments have ended, the plan's disability retirement benefit is calculated in the same manner as the normal retirement benefit, using the higher of the average highest paid 36 consecutive months of compensation or the monthly rate of compensation at the time of disability. Early retirement reductions may apply if benefits begin before normal retirement age.

Death Benefits - The beneficiary of a deceased active employee or deferred vested participant may be eligible to receive a contribution refund or a monthly pension benefit, depending on the age and credited service the participant had earned. At retirement, a participant may designate a joint annuitant to receive pension benefits

upon his/her death. The plan also pays a one-time lump sum death benefit of \$6,250 to the beneficiary designated by the retiree. This payment is separate from, and in addition to, any other benefits received.

Contributions. City Code establishes contribution requirements for the employees and the employer. Actuarial studies are considered in establishing funding policies. However, contributions are not actuarially determined.

Employee contributions are required as a condition of employment at 7.00% for 2024 and are matched dollar for dollar by the city. Plan administrative costs are financed using contributions and earnings of the plan.

Employee and employer contributions are recognized as revenues when due, pursuant to formal commitments, as well as statutory or contractual requirements. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$11,939,169.

Net Pension Liability

At December 31, 2024, the city reported a liability of \$81,954,162 for the plan. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2023. The liability was rolled forward from January 1, 2023 to December 31, 2023 using standard actuarial methods.

Actuarial Assumptions. The January 1, 2023 actuarial valuation, based on the 2019 experience study for the period January 1, 2014 to December 31, 2018 dated February 17, 2020, used the following actuarial assumptions and other inputs:

Actuarial cost method	Entry age normal
Amortization method	Level percent of projected payroll - open
Remaining amortization period	20 years
Asset valuation method	3-year smoothed market; 20% corridor
Actuarial assumptions:	
Investment rate of return	7.00%
Projected salary increases	Service based
Cost of living increases	Tier 1: Base benefit 2.50% Tier 2: Base benefit 0.00% Supplemental benefit 0.00%
Inflation	2.50%
Retirement age	Table of rates by tier, age and eligibility
Mortality	RP-2010 General Employees Mortality Table, projected generationally with scale MP2018

Changes in Assumptions. No changes to assumptions occurred since the prior valuation.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return were adopted by the plan's trustees after considering input from the plan's investment consultant(s) and actuary(s). For each major asset class that is included in the pension plan's target asset allocation as of January 1, 2023, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Broad US Equity	30.00%	5.15%
Global ex-US Equity	20.00%	5.15%
Core US Fixed Income	20.00%	2.75%
Core Real Estate	10.00%	3.50%
Private Equity	13.00%	6.25%
Global Listed Infrastructure	5.00%	4.69%
Timber	2.00%	3.03%
Total	100.00%	

Discount Rate. A discount rate of 7.00% was used to measure the total pension liability. This discount rate was based on the expected rate of return on pension plan investments of 7.00%. The projection of cash flows used to determine this discount rate assumed that plan member contributions and city contributions will be made at the current scheduled contribution rates. Based on these assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability.

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a)-(b)
Balances at 1/1/2024	\$ 661,649,431	\$ 579,063,885	\$ 82,585,546
Changes for the year:			
Service Cost	14,380,154	-	14,380,154
Interest	46,048,891	-	46,048,891
Plan Changes	59,638	-	59,638
Effect of economic/demographic (gains) or losses	10,584,364	-	10,584,364
Employer Contributions	-	10,522,608	(10,522,608)
Employee Contributions	-	10,554,519	(10,554,519)
Net Investment Income	-	51,285,043	(51,285,043)
Benefit Payments, including refunds	37,002,381	37,002,381	-
Administrative Expense	-	(657,739)	657,739
Net Changes	108,075,428	108,706,812	(631,384)
Balances at 12/31/2024	\$ 769,724,859	\$ 687,770,697	\$ 81,954,162

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the city's net pension liability, calculated using a discount rate of 7.00%, as well as what the city's net pension liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

**Sensitivity of Net Pension Liability
to the Discount Rate Assumption**

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension liability	\$ 170,958,358	\$ 81,954,162	\$ 8,230,042

Pension Plan Fiduciary Net Position. Detailed information about the plan's net fiduciary net position is available in GERP's annual comprehensive financial report available online at www.auroragerp.org or by contacting GERP at 12100 E. Iliff Avenue, Suite 108, Aurora, Colorado 80014, telephone (303) 368-9160.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized an increase to pension expense of \$19,335,868. At December 31, 2024, the city did not have any deferred inflows of resources and reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 25,705,263
Change in assumptions	713,666
Net difference between projected and actual earnings on pension plan investments	31,202,387
City contributions subsequent to the measurement date	11,939,169
Total	\$ 69,560,485

The \$11,939,169 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as reduction to the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ 11,503,239
2026	16,186,399
2027	29,772,540
2028	159,138
Total	\$ 57,621,316

Significant changes. A cost-of-living adjustment (COLA) of 3% was provided to Tier 2 base benefits in pay status effective January 1, 2024. This plan change increased the total pension liability (TPL) at December 31, 2023 by \$59,638.

A COLA of 3.0% was provided to Tier 1 base benefits in pay status effective January 1, 2024, whereas the January 1, 2023 actuarial valuation assumed a Tier 1 COLA of 2.5%. The TPL at December 31, 2023 reflects the estimated impact of the higher than expected COLA on Tier 1 base benefits for 2023.

2. Elected Officials' and Executive Personnel Defined Benefit Plan (EOEP)

Plan Description

Plan Description. The city has a non-contributory single-employer defined benefit pension plan that became effective January 1, 2001. Chapter 102, Article VIII of the City Code, which establishes the plan, does not include a provision for a board of directors, but, instead, names the city's Director of Finance as trustee and plan administrator. The plan provides base and supplemental retirement benefits to members of the City Council and a standard retirement benefit to executive personnel who are also members of the Executive Retirement Plan (ERP). The authority to establish and amend benefit provisions is assigned to City Council. The city has entered into a service agreement with the City of Aurora General Employees' Retirement Plan (GERP) to provide administrative services for the plan. No stand-alone financial report is issued for EOEP.

Plan Membership. The mayor of the city and all elected city council members are covered under this plan as elected officials. Individuals performing services as executive employees for the city on or after January 1, 2000, are eligible to participate in this plan as executive personnel if they participate in the city's Executive Retirement Plan.

Benefits Provided. EOEP provides basic retirement, supplemental retirement and death benefits. Elected official plan members and executive employee plan members are eligible for retirement based on the following period of service:

Service Type	Period of Service	Normal Retirement Age
Elected Official	Covered employment ended on or before December 31, 2000	Later of age 60 or completion of 6 years of service
	Covered employment ended on or after January 1, 2001	If first elected prior to November 5, 2013, then the later of age 56 or completion of 6 years of service
		If first elected on or after November 5, 2013, then the later of age 62 or the completion of 6 years of service
Executive	Covered employment ended between January 1, 2000 and December 31, 2000	Later of age 55 or completion of 3 years of service
	Covered employment ended on or after January 1, 2001	If first entered covered employment on or before November 5, 2013, then the later of age 50 or completion of 3 years of service
		If first entered covered employment after November 5, 2013, then the later of age 62 or completion of 3 years of service

There are no basic retirement benefits for executive employees; they are eligible for benefits from the Executive Retirement Plan. The basic retirement benefits for elected officials per year of service is adjusted annually for increases in the CPI, not to exceed 5% per year. For members in covered employment on or after November 11, 1999, the monthly basic benefit payable for 2024 is \$96.85 per year of service. The basic benefit for members who terminated employment before November 11, 1999 is based on a reduced schedule. For officials who begin a new term on or after November 5, 2013, total years of service is limited to the greater of 12 years or total service earned before November 5, 2013, except an additional 8 years may be earned for service as mayor.

Supplemental retirement benefits for elected officials and standard benefits for executive employees are adjusted annually by the same cost-of-living adjustment determined by the Board of Trustees of GERP applicable to the supplemental benefit provided under that plan, not to exceed 5% per year. The monthly supplemental benefit payable for 2024 is \$244.44. Only elected officials who were in covered employment on or after November 11, 1999 are eligible to receive the supplemental benefit. The maximum standard benefit for executive employees who left service before December 31, 2000 is \$176.00 and \$244.44 for those leaving after 2000. The standard benefit for executive employees is prorated for service less than 6 years.

Death benefits are 100% of the participant's normal, late or deferred retirement benefits for a participant with service on or after January 1, 2000. For participants who terminated prior to January 1, 2000, the death benefit is 50% of the participant's normal, late or deferred retirement benefits.

Contributions. There are no contributions from participants of the plan. The contribution requirements of the city are established and may be amended by City Council. The city is required to contribute at an actuarially determined amount. Administrative costs are financed using contributions and earnings of the plan. Employer contributions are recognized as revenues when due, pursuant to formal commitments and/or statutory or contractual requirements. For the year ended December 31, 2024, the city's average contribution rate was 7.00% of annual covered payroll. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$388,815.

Governmental Accounting Standards Board Statement No. 67 *Financial Reporting for Pension Plans - an amendment of GASB Statement No. 25* (GASB 67) establishes the requirements for governmental pension plan financial statement reporting, including pension plan financial statements included as a pension trust fund of a government. Accordingly, GASB 67 applies to the city's reporting of EOEP's statement of fiduciary net position, statement of changes in fiduciary net position, certain notes to the financial statements and certain required supplementary information (RSI). GASB 68 sets forth the pension reporting requirements for the city in the statement of net position, statement of activities, certain notes to the financial statements and certain RSI. As no stand-alone financial report is issued for EOEP, all required disclosures for both GASB 67 and GASB 68 are contained in this note.

Because different measurement dates are used for GASB 67 and GASB 68, GASB 68 disclosures will correspond to the city's basic financial statements, except for the fiduciary funds statements reported under GASB 67.

GASB 67 Disclosures

EOEP Financial Statements.

EOEP Statement of Fiduciary Net Position December 31, 2024		EOEP Statement of Changes in Fiduciary Net Position For the Year Ended December 31, 2024	
ASSETS		ADDITIONS	
<i>Current assets</i>		<i>Contributions</i>	
Investments		City	\$ 388,815
Cash and cash equivalents	\$ 167,182	Total contributions	388,815
Equity securities and funds	5,081,695		
Corporate bond funds	2,448,286	<i>Investment activity</i>	
Real estate funds	846,473	Investment returns	803,169
Alternative investments	586,165	Investment expense	(15,577)
Interest receivable	5,830	Net investment returns	787,592
Total assets	9,135,631	Total additions	1,176,407
LIABILITIES		DEDUCTIONS	
<i>Current liabilities</i>		Benefits	487,079
Accounts payable	-	Administrative expenses	37,938
Total liabilities	-	Total deductions	525,017
NET POSITION RESTRICTED FOR PENSIONS		NET DECREASE IN NET POSITION	651,390
	\$ 9,135,631	NET POSITION RESTRICTED FOR PENSIONS - January 1	8,484,241
		NET POSITION RESTRICTED FOR PENSIONS - December 31	\$ 9,135,631

Plan Membership. Current membership in the plan is as follows:

Retirees and beneficiaries	69
Inactive, nonretired members	9
Active members	23
	<u>101</u>

Investments

Investment Policy. At December 31, 2024, the plan's securities are in the custody of and controlled by Northern Trust Corporation, the master custodian. The plan contracts with investment managers to manage all of the plan's investments. Assets are diversified and are intended to match, as closely as possible, the investment style, allocation and performance of GERP. Based on GERP's long-term performance, its relatively conservative investment practices, and the cost-effective nature of this practice, the EOEP trustee, the city's Director of Finance, has determined that it is appropriate for EOEP to mirror GERP's investment strategy and that GERP's investment managers should be utilized to the extent practical.

Plan investments are reported at fair value. Short-term investments are carried at cost, which approximates fair value. Securities and funds traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Real estate funds, not actively traded on a national or international exchange, are valued based upon periodic appraisals of the real estate underlying the investment units held by the plan. Alternative investments represent investments in funds composed of master limited partnerships which invest in securities traded in public markets and, therefore, have readily determined market values.

The plan includes, in the statement of changes in fiduciary net position, the net appreciation (depreciation) in the fair value of its investments, which consists of the realized gains and losses and the unrealized appreciation and depreciation on those investments. Purchases and sales are recorded on the trade date. Interest income is recorded on the accrual basis and dividends are recorded on the ex-dividend date.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return were adopted by the plan's trustee after considering input from the plan's actuary. The estimates for each major asset class that is included in the plan's target asset allocation as of January 1, 2024 were as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Fixed Income	30%	1.75%
Domestic Equity	32%	4.35%
International Equity	20%	4.45%
Real Estate	12%	3.25%
Real Return	6%	4.00%
Total	100%	

Investment Concentrations. Investment concentrations, as defined by the Governmental Accounting Standards Board, is any investment in any one organization (other than those issued or explicitly guaranteed by the U.S. government) that represents 5% or more of EOEP's fiduciary net position. EOEP held the following investments at December 31, 2024, that meet this criteria.

Investment	Value	% of Investments
iShares Core S&P 500 ETF	\$ 2,684,381	29.4%
FIAM Core Plus Comingled Pool	1,252,610	13.7%
Segall Bryant & Hamill Plus Bond Fund	1,195,676	13.1%
Dodge & Cox International Stock Fund	880,112	9.6%
Heitman America Real Estate Trust	604,926	6.6%
American Funds EuroPacific Growth	624,496	6.8%
iShares Core S&P Small-Cap ETF	617,810	6.8%
Cohen & Steers Global Listed Infrastructure	586,165	6.4%

Investment Rate of Return. For the year ended, December 31, 2024, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 9.15%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Asset

The components of the net pension asset of the city at December 31, 2024, were as follows:

Total pension liability	\$ 6,624,154
EOEP fiduciary net position	(9,135,631)
City's net pension liability (asset)	<u>\$ (2,511,477)</u>
EOEP fiduciary net position as a percentage of the total pension liability	137.91%

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation as of January 1, 2025, which is unchanged from December 31, 2024. The actuarial assumptions and other inputs used, were:

Actuarial cost method	Entry age normal
Amortization method	Level dollar - open
Remaining amortization period	15 years (only surplus over 110% funding is amortized)
Asset valuation method	3-year smoothing
Actuarial assumptions:	
Investment rate of return	7.00% net of investment expenses
Inflation	2.50%
Cost of living adjustments	2.50% on Base 0.00% on Supplemental
Expenses	\$44,000 per annum
Retirement age	Elected Officials: after 3 terms (or age 56, if later); immediate if age 75 or older Executive Personnel: graded rates by age from 50 to 65
Mortality	Pre-retirement: Pub 2010 General employees mortality table fully generational using scale MP-2021 Post-retirement (healthy): Pub 2010 General employees mortality table fully generational using scale MP-2021

Changes in Assumptions. Expenses increased from \$21,658 per annum to \$44,000 per annum.

Changes in Benefit Terms. The base benefit for an Elected Official was increased from \$91.74 per year of service to \$96.85 per year of service.

Actuarial assumptions and methods are set by the Board of Trustees, based upon recommendations made by EOEP's actuary. The assumptions and methods generally follow those used by the City of Aurora General Employee's Retirement Plan (GERP). These assumptions are internally consistent and reasonably based on the actual and expected experience of the plan.

Discount Rate. The discount rate used to measure the total pension liability as of December 31, 2024, was 7.00%. Based on the projection of cash flows, EOEP's fiduciary net position and future contributions were projected to be available to finance all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on EOEP investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Asset to Changes in the Discount Rate. The following presents the sensitivity of the net pension asset to changes in the discount rate. The table presents the city's net pension asset if it were calculated using a discount rate that is 1-percentage point lower (6.00%) or 1-percentage point higher (8.00%) than the current rate:

	Sensitivity of Net Pension Asset to the Discount Rate Assumption		
	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension asset	\$ (1,822,685)	\$ (2,511,477)	\$ (3,090,318)

GASB 68 Disclosures

Plan Membership. Membership of the plan, as of the measurement date, was as follows:

Retirees and beneficiaries	65
Inactive, nonretired members	8
Active members	27
	<u>100</u>

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return were adopted by the plan's trustee after considering input from the plan's actuary. The estimates for each major asset class that is included in the plan's target asset allocation as of January 1, 2024 were as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Fixed Income	30%	2.75%
Domestic Equity	32%	5.15%
International Equity	20%	5.15%
Real Estate	12%	3.50%
Real Return	6%	4.69%
Total	<u>100%</u>	

Net Pension Asset

At December 31, 2024, the city reported an asset of \$1,999,792 for the plan. The net pension asset was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2024, which was unchanged from December 31, 2023.

Actuarial Assumptions. The January 1, 2023 actuarial valuation, based on the most recent experience study completed in 2019 for GERP as no separate study is performed for EOEP, used the following assumptions and other inputs:

Actuarial cost method	Entry age normal
Amortization method	Level dollar - open
Remaining amortization period	15 years (only surplus over 110% funding is amortized)
Asset valuation method	3-year smoothing
Actuarial assumptions:	
Investment rate of return	7.00% net of investment expenses
Inflation	2.50%
Cost of living adjustments	2.50% on Base 0.00% on Supplemental
Expenses	\$21,658 per annum
Retirement age	Elected Officials: after 3 terms (or age 56, if later); immediate if age 75 or older Executive Personnel: graded rates by age from 50 to 65
Mortality	Pre-retirement: Pub 2010 General employees mortality table fully generational using scale MP-2021 Post-retirement (healthy): Pub 2010 General employees mortality table fully generational using scale MP-2021

Changes in Assumptions. No changes in assumptions.

Changes in Benefit Terms. The base benefit for an Elected Official was increased from \$87.37 per year of service to \$91.74 per year of service.

Discount Rate. The discount rate used to measure the total pension liability as of December 31, 2023, was 7.00%. Based on the projection of cash flows, EOEP's fiduciary net position and future contributions were projected to be available to finance all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on EOEP investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Asset.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Asset (a)-(b)
Balances at 1/1/2024	\$ 6,377,103	\$ 7,678,335	\$ (1,301,232)
Changes for the year:			
Service Cost	142,121	-	142,121
Interest	440,010	-	440,010
Employer Contributions	-	388,815	(388,815)
Net Investment Income	-	935,187	(935,187)
Benefit Payments	474,785	474,785	-
Administrative Expense	-	(43,311)	43,311
Net Changes	1,056,916	1,755,476	(698,560)
Balances at 12/31/2024	\$ 7,434,019	\$ 9,433,811	\$ (1,999,792)

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate. The following presents the sensitivity of the city's net pension liability (asset) to changes in the discount rate. The table presents the city's net pension liability (asset) if it were calculated using a discount rate that is 1-percentage point lower (6.00%) or 1-percentage point higher (8.00%) than the current rate:

	Sensitivity of Net Pension Asset to the Discount Rate Assumption		
	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension asset	\$ (1,312,500)	\$ (1,999,792)	\$ (2,575,325)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized an increase to pension expense of \$60,802. At December 31, 2024, the city reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 544,713
City contributions subsequent to the measurement date	388,815
Total	<u>\$ 933,528</u>

The \$388,815 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as an addition to the net pension asset in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ 118,603
2026	198,759
2027	307,783
2028	(80,432)
Total	<u>\$ 544,713</u>

3. Police Retirement Plan (PRP)

Plan Description

Plan Description. The city's Police Retirement Plan (PRP) is a contributory single-employer defined benefit pension plan that became effective January 1, 2022, for the exclusive benefit for civil service personnel directly involved with the provision of police protection. The plan is maintained for the exclusive benefit of the employees of the city and their beneficiaries. Employee contributions are required as a condition of participation and are matched equally by the city. The Plan Administration Committee, composed of members elected by the Plan's

current participants, serves as plan trustee and administrator. Separately issued audited financial statements are available online at www.apmpps.org or by contacting Cheryl Wilks, Innovest Manager, at (303) 221-5900.

Plan Membership. A city employee in the Civil Service, paid on a full-time basis, directly involved with the provision of police protection and expected to be credited with at least 1,600 hours of service each plan year may make an irrevocable election to be included in the membership of the plan. Employees that are employed by the City of Aurora Police Department on January 1, 2022, had until June 30, 2023, to elect to become a member in the plan. New employees hired or former employees rehired after January 1, 2022, will have 36 months from their hire/rehire date to make their election.

Retirees and beneficiaries	5
Inactive, nonretired members	2
Active members	93
	100

Benefits Provided. The plan provides the following retirement benefits.

Normal Retirement – The normal retirement age is the first of the month coinciding with or next following the earlier of (1) the later of age 65 or completion of five years of vesting service or (2) the date the member's age is at least 50 and the member's age plus years of credit service is equal to or greater than 80 ("Rule of 80"). Each member who becomes eligible for a normal pension under the plan will be entitled to receive a monthly retirement pension benefit beginning at the member's normal retirement date and payable as a single annuity equal to 2.00% of average monthly compensation multiplied by years of credit service, not to exceed 90% of average monthly compensation.

Early Retirement – If termination occurs before normal retirement age, participants who are age 50 or older with five or more years of vesting service may elect to begin receiving early retirement benefits. The early retirement pension is a monthly pension benefit equal to the normal pension based on average monthly compensation and credited service, at the date of retirement and reduced as follows: (i) 0.292% per month for each month (if any) between the pension commencement date and the earlier of (1) normal retirement date and (2) the first of the month coincident with or next following the member's 55th birthday; plus (ii) 0.375% per month for each month (if any) between (a) the later of (1) the pension commencement date and (2) the first of the month coincident with or next following the member's 55th birthday, and (b) the earlier of the (1) member's normal retirement date and (2) the first of the month coincident with or next following the member's 60th birthday; plus (iii) 0.458% per month for each month (if any) between (a) the later of (1) the pension commencement date and (2) the first of the month coincident with or next following the member's 60th birthday, and (b) the member's normal retirement date.

Deferred Vested Benefits – Participants with at least five years of credited service may retire with an early retirement pension any time after age 50 and prior to the member's normal retirement date. In lieu of a monthly pension, the participant may elect to receive a lump sum equal to the participant's contribution accumulation.

Disability Retirement Benefits – Participants may terminate due to disability, as determined by the Fire and Police Pension Association of Colorado (FPPA). For on-duty disability, the benefit is a lump sum payment of the portion of the participant's contribution accumulation equal to the lump sum plan offset amount as determined by FPPA; if a portion of contribution accumulation remains after this payment, the participant can elect to received the excess as a lump sum. For other disabilities, prior to normal retirement age, a lump sum payment of the participant's contribution accumulation will be payable at termination; on or after normal retirement age, a normal pension is payable.

Pre-Retirement Death Benefits – If death occurs in the line of duty, the beneficiary of the deceased participant will receive the lump sum of the participant's contribution accumulation. If death occurs whiles employed but not in the line of duty and the beneficiary is eligible for a death benefit funder C.R.S. Section 31-31-807, a lump sum of the participant's contribution accumulation. If the beneficiary is not eligible for a death benefit under C.R.S. Section 31-31-807, the beneficiary may choose between a lump sum of the member's contribution accumulation and the survivor portion of the monthly benefit payable as if the member elected a joint and 50% survivor annuity.

Contributions. Employee contributions are required as a condition of participation at 8.25% and are matched by city contributions of 8.25% in 2024. Once the plan is funded on an actuarially sound basis, the city may adjust its contribution rate to take into account advance funding of the employer contributions. Plan administrative costs are financed using contributions and earnings of the plan. Employer contributions are recognized as revenues when due, pursuant to formal commitments and/or statutory or contractual requirements. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$2,869,624 - \$1,965,058 advance funding of employer contributions and \$904,866 in matching employer contributions.

Net Pension Asset

At December 31, 2024, the city reported an asset of \$2,772,150 for the plan. The net pension asset was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2024, which was unchanged from December 31, 2023.

Actuarial Assumptions. The January 1, 2024 actuarial valuation used the following assumptions and other inputs:

Actuarial cost method	Entry age normal
Actuarial assumptions:	
Investment rate of return	6.00% net of investment expenses
Inflation	2.50%
Salary increases including inflation	Service Based
Expenses	0.35% of payroll, payable mid-year
Mortality	Pre-retirement (healthy): Pub 2010 Safety employees mortality table (amount-weighted), projected generationally using scale MP-2021 Post-retirement (healthy): Pub 2010 Safety employees retirees mortality table (amount-weighted), projected generationally using scale MP-2021

The plan has not had a formal actuarial experience study performed as it is new as of January 1, 2022 and as such does not have historical experience; however, the 2022 Actuarial Experience for the Fire and Police Pension Association of Colorado was used in developing the actuarial assumptions as it is a plan with similar demographic characteristics of this plan.

Changes in Assumptions. There were no changes in assumptions.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on plan investments is selected by the plan trustee after a review of expected inflation and long-term real-returns, reflected expected volatility and correlation. The assumption currently selected is 6.00% per annum, net of investment-related expenses. The estimates for each major asset class that is included in the plan's target asset allocation as of January 1, 2024 were as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Large Cap	23.00%	3.75%
International Equity	19.00%	4.75%
Low Correlated Hedge	10.00%	3.25%
Small/Mid Cap	9.00%	4.25%
Other Real Estate	7.00%	7.25%
Private Equity	7.00%	7.25%
Private Debt	7.00%	7.25%
Emerging Market Equity	6.00%	5.75%
Domestic Fixed Income	5.00%	2.75%
Real Estate	5.00%	2.75%
Cash	2.00%	0.25%
Total	100.00%	

Discount Rate. The discount rate used to measure the total pension liability as of December 31, 2023, was 6.00%. Based on the projection of cash flows, PRP's fiduciary net position and future contributions were projected to be available to finance all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on PRP investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Asset.

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Asset
	(a)	(b)	(a)-(b)
Balances at 1/1/2024	\$ 394,216	\$ 1,252,317	\$ (858,101)
Changes for the year:			
Service cost	994,155	-	994,155
Interest	562,389	-	562,389
Effect of plan changes	-	-	-
Effect of economic/demographic (gains) or losses	924,782	-	924,782
Benefit payments, including refunds of contributions	(70,789)	(70,789)	-
Purchased service credits	16,276,408	16,276,408	-
Employer contributions	-	2,427,973	(2,427,973)
Member contributions	-	620,084	(620,084)
Net investment income, including other income	-	1,412,808	(1,412,808)
Administrative expense	-	(65,490)	65,490
Net Changes	18,686,945	20,600,994	(1,914,049)
Balances at 12/31/2024	\$ 19,081,161	\$ 21,853,311	\$ (2,772,150)

Sensitivity of the Net Pension Asset to Changes in the Discount Rate. The following presents the sensitivity of the net pension asset to changes in the discount rate. The table presents the city's net pension asset if it were calculated using a discount rate that is 1-percentage point lower (5.00%) or 1-percentage point higher (7.00%) than the current rate:

**Sensitivity of Net Pension (Asset) Liability
to the Discount Rate Assumption**

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
City's net pension (asset) liability	\$ 66,717	\$ (2,772,150)	\$ (5,120,201)

Pension Plan Fiduciary Net Position. Detailed information about the plan's net fiduciary net position is available in PRP's annual financial report available online at www.apmppp.org or by contacting Cheryl Wilks, Innovest Manager, at (303) 221-5900.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized pension expense of \$349,808. At December 31, 2024, the city did not have any deferred inflows of resources and reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual experience	\$ 838,354	\$ -
Net difference between projected and actual earnings on pension plan investments	-	441,877
City contributions subsequent to the measurement date	2,869,924	-
Total	<u>\$ 3,708,278</u>	<u>\$ 441,877</u>

The \$2,869,924 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as an addition to the net pension asset in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ (9,504)
2026	(9,504)
2027	(9,505)
2028	(67,652)
2029	86,428
Thereafter	406,214
Total	<u>\$ 396,477</u>

4. Fire and Police Pension Plans – Old Hire

Old Hire Plan Description – Fire and Police

Plan Description. The Old Hire Plans are closed, non-contributory agent multiple-employer defined benefit plans covering all full-time police officers or fire fighters hired before April 8, 1978 and provide normal, delayed, vested or deferred retirement benefits to plan participants. While the Old Hire Plans are a part of the statewide multiple agent employer public employee retirement system administered by the Fire and Police Pension Association of Colorado (FPPA) through its Affiliated Local Plans, each plan is governed by their local plan document and local board which serves as the trustee of the plan. The FPPA follows the Colorado Revised Statutes for plan contribution requirements and benefits. Both plans are included in the FPPA's annual separately issued audited financial statements. This report is available online at www.fppaco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

Old Hire Fire

Benefits Provided. The plan provides normal, delayed, vested, disability and severance retirements including death benefits.

Normal Retirement – For those firefighters who were initially hired by the city prior to January 1, 1976, the normal retirement requirement is 20 years of credited service and attainment of age 50. For those firefighters hired subsequent to January 1, 1976, the requirement is 25 years of credited service and attainment of age 50. Each firefighter shall be eligible to receive a service retirement monthly pension equal to one-half of the current (rank escalation) highest monthly base salary paid for the rank held by such former member at the time of termination

of employment with the department thereafter, so long as the member is in retirement, plus one-half of the annual longevity pay and longevity credit earned by the member prior to January 1, 2005. Such monthly pension shall be paid regardless of income or earnings which the retirant receives from any other source. Separate provisions for normal retirement survivor benefits for spouses and children are included in the plan documents.

Delayed Retirement – Generally, any member who has met the eligibility requirement as defined in the plan documents will be eligible for a delayed retirement benefit for each full year of additional active service up to ten years of additional service. This benefit shall be an additional two percent of the current (rank escalation) highest monthly base salary paid for the rank held by such former member at the time of termination of employment with the department for each additional full year of active service plus the annual longevity pay and longevity credit earned by the member prior to January 1, 2005. For each additional full year of active service, the rank escalator benefit and longevity pay and longevity credit shall be increased by two percent. The delayed retirement benefit shall be available to members retiring on or after January 1, 1986. In no case shall the accumulation of additional active service through the delayed retirement benefit program result in a service retirement monthly pension in excess of 70 percent of the current (rank escalation) highest monthly base salary, plus longevity pay and longevity credit, paid for the rank held by such former member at the time of termination of employment with the department. For retirements occurring after May 1, 1991, the additional percent shall be four percent up to six years of additional service for a maximum of 74 percent of the current (rank escalation) highest monthly base salary, plus longevity pay and longevity credit, paid for the rank held by such former member at the time of termination of employment with the department. This modification effective on May 1, 1991, shall not be applicable to anyone who has retired prior to such date. Commencing with retirements occurring on or after January 1, 1993, the delayed retirement benefit shall be calculated on a pro rata basis using full months of additional service. Separate provisions for delayed retirement survivor benefits for spouses and children are included in the plan documents.

Vested Retirement – Any plan member who shall leave the service of the city prior to becoming eligible to receive a pension for any reason, the member having accumulated less than five years of credited service at the time of termination, shall be entitled to receive a refund of the member's total contribution to the fund, without interest, theretofore made to the fund. If the member has accumulated five or more years of credited service at the time of termination, the member may elect to receive deferred monthly pension benefits, payable at such time as the member would have been eligible to receive pension benefits for longevity of service and age (normal retirement), if employment had not been terminated. Members electing to receive vested monthly pension benefits must make a written application to the board within 60 days after termination. Absent such application, it shall be presumed that the terminated member has elected to have his or her contribution refunded. Receipt of funds pursuant to this provision shall be conditioned upon the signing of a statement to be filed with the city evidencing such an election and acknowledging that the member has no further rights to any other benefits provided for by either the city or the retirement fund. Such vested pension benefit shall be a sum of money equal to the number of years of credited service or fractional portion thereof, multiplied by two percent and the product thereof multiplied by the current (rank escalation) highest monthly base salary paid for that rank or grade held by such former member at the time of termination of employment plus the proportional annual longevity pay and longevity credit earned by the member prior to January 1, 2005; provided, however, that such vested pension benefit sum shall in no event exceed 40 percent of the current (rank escalation) highest monthly base salary, plus longevity pay and longevity credit, paid for the rank held by such former member at the time of termination of employment with the department. Separate provisions for vested retirement survivor benefits for spouses and children, as well as vested interest death benefits, are included in the plan documents.

Severance Benefit - Effective September 30, 1989, any member who shall leave the service of the city through other than a disability, after meeting the 20-year service requirement, regardless of age, shall be entitled to receive a monthly benefit equal to 49 percent of the current (rank escalation) highest monthly base salary paid for the rank held by such former member at the time of termination of employment with the department plus 49 percent of the annual longevity pay and longevity credit earned by the member prior to January 1, 2005. This benefit is to commence upon leaving active duty and is in lieu of any other retirement benefits as described in this article. Such monthly pension shall be paid regardless of income or earnings which the retirant receives from any other source. Separate provisions for survivor benefits for spouses and children are included in the plan documents.

Plan Membership. As of the measurement date, membership in the plan was as follows:

Retirees and beneficiaries	124
Inactive, nonretired members	0
Active members	0
	<u>124</u>

Contributions. The city is required to contribute at an actuarially determined rate. Modification of the Old Hire Plans is regulated by state law and by FPPA Rules and Regulations as authorized by state law. Changes to contribution requirements require an affirmative vote of 65% of active members and City Council ordinance. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$3,399,614.

Net Pension Liability

At December 31, 2024, the city reported a liability of \$48,735,676 for the plan. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024 which was unchanged from December 31, 2023.

Actuarial Assumptions. The January 1, 2024 actuarial valuation, based on the most recent experience study completed in 2022, used the following actuarial assumptions and other inputs:

Actuarial cost method	Entry age normal
Asset valuation method	5-year smoothed fair value
Actuarial assumptions:	
Investment rate of return	6.50%
Inflation	2.50%
Salary increases	N/A
Benefit escalation	3.50%
Administrative expenses	Average of the actual expenses for the prior two years.
Retirement age	Any remaining actives are assumed to retire immediately

Mortality Post-Retirement: Pub 2010 Public Safety Healthy Annuitant Mortality Tables for males and females, amount-weighted, projected with the ultimate values of the MP-2020 projection scale.

Disabled (pre-1980): Post-retirement rates set forward three years.

Changes in Assumptions. The mortality assumptions were updated since the prior valuation.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rate of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the plan's target asset allocation as of December 31, 2023, are summarized in the following table:

Asset Allocation		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed income rates	30.00%	5.40%
Private Capital	30.00%	10.20%
Global Public Equity	17.00%	8.30%
Long short	6.00%	7.00%
Diversifiers	6.00%	7.40%
Fixed income credit	6.00%	5.90%
Cash	5.00%	5.50%
Total	100.00%	

Discount Rate. A discount rate of 6.50% was used to measure the total pension liability. This discount rate was based on the expected rate of return on pension plan investments of 6.50%. The projection of cash flows used to determine this discount rate assumed that all actuarially determined contributions will be made and that the plan's fiduciary net position was projected to be available to make all projected future benefit payments. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balances at 1/1/2024	\$ 110,694,233	\$ 66,028,335	\$ 44,665,898
Changes for the year:			
Interest	6,883,260	-	6,883,260
Difference Between Expected and Actual Experience	5,673,662	-	5,673,662
Changes of assumptions	(1,121,159)	-	(1,121,159)
Employer Contributions	-	3,399,614	(3,399,614)
Net Investment Income	-	4,015,068	(4,015,068)
Benefit Payments	(9,749,316)	(9,749,316)	-
Administrative Expense	-	(48,697)	48,697
Net Changes	1,686,447	(2,383,331)	4,069,778
Balances at 12/31/2024	\$ 112,380,680	\$ 63,645,004	\$ 48,735,676

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the city's net pension liability, calculated using a discount rate of 6.50%, as well as what the city's net pension liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

Sensitivity of Net Pension Liability to the Discount Rate Assumption			
	1% Decrease (5.50%)	Current Discount Rate (6.50%)	1% Increase (7.50%)
City's net pension liability	\$ 57,984,426	\$ 48,735,676	\$ 40,652,303

Pension Plan Fiduciary Net Position. Detailed information about the plan's net fiduciary net position is available in FPPA's annual comprehensive financial report available online at www.fppaco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

Pension Expense and Deferred Outflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized pension expense of \$7,498,918. At December 31, 2024, the city did not have any deferred inflows of resources and reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 4,245,318
City contributions subsequent to the measurement date	3,399,614
Total	\$ 7,644,932

The \$3,399,614 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ 819,996
2026	1,330,116
2027	2,080,787
2028	14,419
Total	\$ 4,245,318

Old Hire Police

Benefits Provided. The plan provides normal, delayed, vested, disability and severance retirements including death benefits.

Normal Retirement – Any member of the police department other than a new hire police officer, as defined in section 101.27 of the FPPA rules and regulations, who has met the eligibility requirement for normal retirement, e.g., 20 years of credited service regardless of age, shall be eligible to receive a service retirement monthly pension equal to 40 percent of the current (rank escalation) highest salary paid for that rank or grade held at the time of retirement. Members retiring for the first time after May 1, 1991, shall receive 45 percent instead.

Delayed Retirement –

Members retiring prior to *May 1, 1991*. In addition to normal retirement benefits, any member who elects to remain on active service past 20 years shall receive two percent for each year of service calculated fractionally in accordance with section 102-246 to a maximum of 30 years and 60 percent of the highest current salary paid for that rank or grade held at the time of retirement. Thereafter and so long as the member is in retirement there shall be added to the amount of pension, as stated above, a rank escalator. This rank escalator shall consist of multiplying the percentage, which may include additional increases of two percent up to 60 percent, by any increase in the highest current salary earned for the retiree's grade or rank and by one-half of any longevity pay granted or paid to the rank or grade last occupied by the retirant immediately prior to retirement.

Members retiring after *May 1, 1991*. For members who receive delayed retirement benefits for the first time after *May 1, 1991*, the following apply: Any member who reaches 20 years of service prior to *January 1, 1990*, shall receive two percent per year from the member's 20th year of service until *January 1, 1990*; subsequent to *January 1, 1990*, members shall receive four percent per year to a maximum of 74 percent, regardless of years of service.

Any member who reaches 20 years of service after *January 1, 1990*, shall receive four percent per year for each year over 20 years to a maximum of 74 percent, regardless of years of service. These percentages shall be subject to the same qualifying language regarding fractional and rank escalation calculation methodology.

Vested Retirement – If the member has accumulated five or more years of credited service with the city at the time of termination, the member may elect to receive deferred monthly pension benefits, payable at such time as he or she would have been eligible to receive pension benefits for longevity of service (normal retirement) had employment not been terminated. Such vested pension benefit shall be a sum of money equal to the total number of years of credited service or fractional portion thereof, multiplied by two percent and the product thereof multiplied by the monthly salary paid for that rank or grade held by such former member at the time of his or her termination of employment, plus one-half the applicable longevity credit. Anyone who receives a vested benefit for the first time after May 1, 1991, other than those receiving a disability from FPPA as of May 1, 1991, shall receive a multiplier of 2.25 instead of two. The rank escalator benefit is applicable to vested pension benefits for members who started receiving the vested pension benefit before March 5, 1993.

Death Benefits –

Death and survivor benefits for active members. The extent and amount of death and survivor benefits are dependent upon the work status of the member. If the member dies during active or temporary disability status before eligibility for normal or delayed pension benefits, the death and survivor benefits are to be determined by the retirement association in accordance with state law. If an active member is eligible for a normal pension benefit and the member dies, the pension benefit for the survivor shall be determined in accordance with the provisions of this article which govern benefits payable to the survivor of retirees receiving normal or delayed pension benefits. If a member is retired from active service, the death and survivor benefits are determined by the plan.

Death of a member who retired prior to May 1, 1991. When any retirant or member eligible to retire shall die and leave an alternate payee, spouse, dependent mother or father, or child or children under the age of 18 years surviving, such beneficiaries shall receive monthly payments as authorized by the board, of an amount equal to one-fourth of the current (rank escalation) highest monthly salary paid that rank or grade plus longevity which such deceased retirant or deceased member held, multiplied by a fraction with the numerator being the total years of active service, up to a maximum of 30, and the denominator being 20 regardless of whether retirant worked more than 20 years; however, in no case shall the numerator be less than 20.

Death of member who retired after May 1, 1991. When any retirant or member eligible to retire shall die and leave an alternate payee, spouse, dependent mother or father, or child or children under the age of 18 years, or child or children under the age of 24 years, if a full-time student as defined by the IRS code, surviving, such beneficiaries shall receive a monthly payment, as authorized by the board, of an amount equal to 75 percent or 100 percent if the surviving spouse has a child under 18 years, or under 24 years, if a full-time student as defined by the IRS code of the benefit, which includes rank escalation, paid the deceased.

Plan Membership. As of the measurement date, membership in the plan was as follows:

Retirees and beneficiaries	140
Inactive, nonretired members	0
Active members	0
	<u>140</u>

Contributions. The city is required to contribute at an actuarially determined rate. Modification of the Old Hire Plans is regulated by state law and by FPPA Rules and Regulations as authorized by state law. Changes to contribution requirements require an affirmative vote of 65% of active members and City Council ordinance. Employer contributions recognized by the plan for the year ended December 31, 2024 were \$4,164,773.

Net Pension Liability

At December 31, 2024, the city reported a liability of \$60,523,153 for the plan. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024, which was unchanged from December 31, 2023.

Actuarial Assumptions. The January 1, 2024 actuarial valuation, based on the most recent experience study completed in 2022, used the following actuarial assumptions and other inputs:

Actuarial cost method	Entry age normal
Asset valuation method	5-year smoothed fair value
Actuarial assumptions:	
Investment rate of return	6.50%
Inflation	2.50%
Salary increases	N/A
Benefit escalation	3.50%
Administrative expenses	Average of the actual expenses for the prior two years.
Retirement age	Any remaining actives are assumed to retire immediately

Mortality

Post-Retirement: Pub 2010 Public Safety Healthy Annuitant Mortality Tables for males and females, amount-weighted, projected with the ultimate values of the MP-2020 projection scale.

Disabled (pre-1980): Post-retirement rates set forward three years.

Changes in Assumptions. The mortality assumptions were updated from the prior valuation.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rate of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the plan's target asset allocation as of December 31, 2023, are summarized in the following table:

Asset Allocation		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed income rates	30.00%	5.40%
Private Capital	30.00%	10.20%
Global Public Equity	17.00%	8.30%
Long short	6.00%	7.00%
Diversifiers	6.00%	7.40%
Fixed income credit	6.00%	5.90%
Cash	5.00%	5.50%
Total	100.00%	

Discount Rate. A discount rate of 6.50% was used to measure the total pension liability. This discount rate was based on the expected rate of return on pension plan investments of 6.50%. The projection of cash flows used to determine this discount rate assumed that all actuarial contributions will be made and that the plan's fiduciary net position was projected to be available to make all projected future benefit payments. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability.

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a)-(b)
Balances at 1/1/2024	\$ 142,252,364	\$ 86,532,376	\$ 55,719,988
Changes for the year:			
Interest	8,899,280	-	8,899,280
Difference Between Expected and Actual Experience	6,173,817	-	6,173,817
Changes of assumptions	(839,204)	-	(839,204)
Difference Between Expected and Actual Experience	-	-	-
Employer Contributions	-	4,164,773	(4,164,773)
Net Investment Income	-	5,321,541	(5,321,541)
Benefit Payments	(10,851,543)	(10,851,543)	-
Administrative Expense	-	(55,586)	55,586
Net Changes	3,382,350	(1,420,815)	4,803,165
Balances at 12/31/2024	\$ 145,634,714	\$ 85,111,561	\$ 60,523,153

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the city's net pension liability, calculated using a discount rate of 6.50%, as well as what the city's net pension liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

**Sensitivity of Net Pension Liability
to the Discount Rate Assumption**

	1% Decrease (5.50%)	Current Discount Rate (6.50%)	1% Increase (7.50%)
City's net pension liability	\$ 74,231,035	\$ 60,523,153	\$ 48,733,743

Pension Plan Fiduciary Net Position. Detailed information about the plan's net fiduciary net position is available in FPPA's annual comprehensive financial report available online at www.fppaco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

Pension Expense and Deferred Outflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized pension expense of \$9,070,835. At December 31, 2024, the city did not have any deferred inflows of resources and reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 5,527,113
City contributions subsequent to the measurement date	4,164,773
Total	<u>\$ 9,691,886</u>

The \$4,164,773 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ 1,079,646
2026	1,733,110
2027	2,696,879
2028	17,478
Total	\$ 5,527,113

5. Statewide Retirement Plan – Fire New Hire Pension Plan

Plan Description

During 2022, House Bill 22-1034 was signed into law. This legislation combines the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023.

The Statewide Retirement Plan is a cost-sharing multiple-employer defined benefit pension plan. The Plan consists of four components: Defined Benefit Component, Hybrid Defined Benefit Component, Social Security Component and Money Purchase Component. The Plan currently has 230 participating employer fire and police departments. The City does not participate in the Social Security Component. State statute assigns authority to establish and amend benefit provisions to the FPPA. This plan is included in the FPPA's annual separately issued audited financial statements. This report is available online at www.FPPAco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

Benefits Provided. A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55. Members may also qualify for a normal retirement pension if the members combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

A member is eligible for retirement after attainment of age 55 with at least five years of credited service.

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis.

The annual retirement benefit for the Defined Benefit Component is 2.0 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent of the average of the member's highest three years' base salary for each year of service thereafter.

The annual retirement benefit of the Hybrid Defined Benefit Component is 1.9 percent of the average of the member's highest three year's base salary for each year of credited service through December 31, 2022 and 1.5 percent of the average of the member's highest three years' base salary for each year of credited service after January 1, 2023.

Benefits paid to retired members and beneficiaries may be increased annually on October 1 via cost-of-living adjustment (COLA). COLAs may be compounding or non-compounding. The increase in benefits, if any, is based on the FPPA Board of Director's discretion. Compounding COLAs can range from 0 percent to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers. Non-compounding COLAs take into consideration the investment returns, compounding COLAs and other economic factors. COLAs may

begin once the retired member has been receiving retirement benefits for at least 12 calendar months prior to October 1.

Upon termination, the vested account balance within the Money Purchase Component becomes available to the member.

Upon termination, a member may elect to have their member contributions, along with 5.0 percent as interest, returned as a lump sum distribution in lieu of a retirement benefit.

Contributions. Contribution rates for the Plan are set by state statute. The FPPA Board of Directors may further increase the required contributions, equally between employer and member, upon approval through an election of both employers and members.

Members of the Defined Benefit Component contribute 12.0 percent of base salary. In 2020, legislation was enacted to increase the employer contributions rate to the Plan beginning in 2021. Employer contribution rates will increase 0.5 percent annually through 2030 to a total of 13.0 percent of base salary. These increases result in a combined contribution rate of 25.0 percent of base salary in 2030. In 2024, the total combined member and employer contribution rate was 22.2 percent. In 2024, members of the defined benefit component and the city contributed \$3,710,311 and \$3,086,391, respectively.

Contributions from Defined Benefit Component members and employers of plans reentering the Defined Benefit Component are established by resolution and approved by the FPPA Board of Directors. The continuing rate of contribution for reentry groups is determined for each reentry group. The additional contribution amount is determined locally and may be paid by the member, the employer or split 50/50. Per the 2020 legislation, the required employer contribution rate for reentry departments also increases 0.5 percent annually. These increases result in a minimum combined contribution rate of 25.2 percent in 2030. In 2024, the total minimum required member and employer contribution rate was 16.5 percent. In 2024, plan members in the re-entry component and the city contributed \$1,479,971 and \$1,255,608, respectively.

The Hybrid Defined Benefit Component and Money Purchase Component members, and their employers are currently each contributing at the rate determined by the individual employer. Effective January 1, 2023, the employer and member minimum contribution rates will increase by 0.125 percent annually until they reach a minimum rate of 9 percent each and at least a combined rate of 18 percent in 2030. In 2024, the total minimum combined member and employer contribution rate was 16.5 percent.

The Hybrid Defined Benefit Component sets contribution rates at a level that enables the defined benefits to be fully funded at the member's retirement date. The amount allocated to the Hybrid Defined Benefit Component is set annually by the FPPA Board of Directors. The Hybrid Defined Benefit Component contribution rate from July 1, 2024 through June 30, 2025 is 14.56 percent. The Hybrid Defined Benefit Component contribution rate from January 1, 2024 through June 30, 2024 was 14.24 percent. Contributions in excess of those necessary to fund the defined benefit are allocated to the member's self-directed account in the Money Purchase Component. In 2024, plan members of the Hybrid Defined Benefit Component and the city each contributed \$259,960.

A member of the Plan may elect to make voluntary after-tax contributions to the Money Purchase Component of the Plan.

Additional voluntary contributions from the employer are made on a pre-tax basis. Within the Money Purchase Component, members are always fully vested in their own contributions, as well as the earnings on those contributions. Vesting in the employer's contributions within the Money Purchase Component, and earnings on those contributions occurs according to the vesting schedule set by the plan document at 20 percent per year after the first year of service and to be 100 percent vested after five years of service or the attainment of age 55. Employer and member contributions are invested in funds at the discretion of members.

A member of the Plan may elect to make voluntary after-tax contributions to the Money Purchase Component of the Plan. Additional voluntary contributions from the employer are made on a pre-tax basis.

Net Pension Liability

At December 31, 2024, the city reported a liability of \$0 for its proportionate share of the net pension liability for the plan. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2024, which was

unchanged from December 31, 2023. The city's portion of the net pension liability was based on the city's contributions to the plan for the calendar year 2023 relative to the total contributions of participating employers to the plan.

At December 31, 2023, the city's proportion was 4.52%, an increase from its 4.47% proportion measured as of December 31, 2022.

Actuarial Assumptions. The January 1, 2024 actuarial valuation, based on the most recent experience study completed in 2022, used the following actuarial assumptions and other inputs:

Actuarial cost method	Entry age normal
Actuarial assumptions:	
Long term investment rate of return*	7.00%
Projected salary increases*	4.25%-11.25%
Cost of living adjustments	0.00%
* Includes inflation at	2.50%
Mortality	For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The preretirement off-duty mortality tables are adjusted to 60% of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

Changes in Assumptions. No changes in assumptions since the prior valuation.

Changes in Benefit Terms. No changes to benefit terms occurred since the prior valuation.

Long-Term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rate of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the plan's target asset allocation as of December 31, 2023, are summarized in the following table:

Asset Allocation		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	35.00%	8.33%
Equity Long/Short	6.00%	7.27%
Private Markets	34.00%	10.31%
Fixed Income - Rates	10.00%	5.35%
Fixed Income - Credit	5.00%	5.89%
Absolute Return	9.00%	6.39%
Cash	1.00%	4.32%
Total	100.00%	

Discount Rate. A discount rate of 7.00% was used to measure the total pension liability. This discount rate was based on the expected rate of return on pension plan investments of 7.00%. The projection of cash flows used to determine this discount rate assumed contributions from participating employers will be made based on

statutorily required rates and that the plan's fiduciary net position was projected to be available to make all projected future benefit payments. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate. The following presents the city's proportionate share of the net pension liability (asset), calculated using a discount rate of 7.00%, as well as what the city's proportionate share of the plan's net pension liability (asset) would be if it were calculated using a discount rate that is one percent lower or one percent higher:

**Sensitivity of Net Pension Liability (Asset)
to the Discount Rate Assumption**

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension liability (asset)	\$ 25,340,951	\$ -	\$ -

Pension Plan Fiduciary Net Position. Detailed information about the plan's net fiduciary net position is available in FPPA's annual comprehensive financial report available online at www.FPPAco.org or by contacting the Fire and Police Pension Association, Stanford Place II 7979 East Tufts Ave, Suite 900, Denver, Colorado 80237, telephone (303) 770-3772.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended December 31, 2024, the city recognized pension expense of \$3,137,323. At December 31, 2023, the city reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 6,178,733	\$ -
Net difference between projected and actual experience	8,606,572	413,519
Assumption changes	4,992,153	-
Changes in proportionate share	864,869	2,016,589
City contributions subsequent to the measurement date	4,601,959	-
Total	<u>\$ 25,244,286</u>	<u>\$ 2,430,108</u>

The \$4,601,959 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ 3,233,141
2026	4,845,342
2027	6,946,237
2028	799,452
2029	1,005,738
Thereafter	1,382,309
Total	<u>\$ 18,212,219</u>

B. Defined Contribution Plans**1. Police Money Purchase Pension Plan – New Hire**

The Police New Hire Plan is an open defined contribution money purchase plan established by agreement to provide retirement benefits for full time police hired on or after April 8, 1978. The plan is administered by a board established by the agreement. Plan provisions and contribution requirements are amended by an affirmative vote of 65% of the members as well as a City Council resolution. Normal retirement age is 50. The member is 100% vested at 5 years of service and 0% vested until that time. At December 31, 2024, there were 971 plan members. Plan members and the city are both required to contribute 12.0%. In 2024, plan members and the city each contributed \$7,550,237.

2. Police Money Purchase Hybrid Pension Plan

The Police Money Purchase Hybrid Plan is a defined contribution plan established by agreement that became effective January 1, 2022, for the exclusive benefit for civil service personnel directly involved with the provision of police protection. Employees that are employed by the City of Aurora Police Department on January 1, 2022, will have until June 30, 2023, to elect to become a member in the plan. New employees hired or former employees rehired after January 1, 2022, will have 36 months from their hire/rehire date to make their election. Normal retirement age is 50. The election to enroll in the plan is a voluntary, one-time and irrevocable election. At December 31, 2024, there were 94 plan members. Plan members and the city are both required to contribute 3.75%. In 2024, plan members and the city each contributed \$411,620.

3. Fire Money Purchase Pension Plan

The Fire Money Purchase Pension Plan is a closed defined contribution money purchase plan established by City Ordinance to provide retirement benefits for city firefighters hired on or after April 8, 1978 and is administered by the Fire and Police Pension Association of Colorado. Plan provisions and contribution requirements are established and may be amended by City Council. Normal retirement age is 50. All members are fully vested. At December 31, 2024, there were 6 plan members. Plan members and the city are both required to contribute 10.5%. In 2024, plan members and the city each contributed \$70,320.

4. Executive Retirement Plan (ERP)

ERP is an open defined contribution money purchase plan established by City Ordinance to provide retirement benefits for city executive personnel and is administered by MissionSquare Retirement, formerly ICMA-RC. Plan provisions and contribution requirements are established and may be amended by City Council. Normal retirement age is age 50 for plan members hired before November 5, 2013, and age 62 for plan members hired on or after November 5, 2013. Members vest at 33 1/3% each year and are fully vested at 3 years. At December 31, 2024, there were 15 plan members. In 2024, plan members and the city both contributed 10.0% or \$340,480.

As ERP meets the definition, criteria and reporting of fiduciary activities as identified in Governmental Accounting Standards Board Statement No. 84, *Fiduciary Activities*, and no stand-alone financial report is issued, ERP's financial statements are presented within this note:

ERP Statement of Fiduciary Net Position December 31, 2024		ERP Statement of Changes in Fiduciary Net Position For the Year Ended December 31, 2024	
ASSETS		ADDITIONS	
<i>Current assets</i>		<i>Contributions</i>	
Investments		City	\$ 340,480
Mutual funds	\$ 26,451,604	Plan members	340,480
Notes receivable	82,020	Total contributions	680,960
Total assets	26,533,624	<i>Investment activity</i>	
		Investment returns	3,481,139
		Investment expense	(10,379)
		Net investment returns	3,470,760
		<i>Other income</i>	5,260
		Total additions	4,156,980
LIABILITIES		DEDUCTIONS	
<i>Current liabilities</i>		Benefits	1,043,687
Accounts payable	-	Administrative expenses	-
Total liabilities	-	Total deductions	1,043,687
		NET INCREASE IN NET POSITION	3,113,293
		NET POSITION RESTRICTED	
		FOR PENSIONS - January 1	23,420,331
NET POSITION RESTRICTED		NET POSITION RESTRICTED	
FOR PENSIONS	\$ 26,533,624	FOR PENSIONS - December 31	\$ 26,533,624

13. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

The city offers other postemployment benefits (OPEB) through the city's group health insurance plan. The following provides a summary of the total OPEB liability, deferred outflows of resources, deferred inflows of resources and OPEB expense by governmental activities and business-type activities. The allocation is based on the proportion of health insurance expense incurred by the city.

	Total OPEB Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	OPEB Expense
Governmental Activities	\$ 17,036,511	\$ 6,693,164	\$ 8,578,643	\$ 1,844,832
Business-Type Activities	3,226,183	1,267,475	1,624,523	394,354
	<u>\$ 20,262,694</u>	<u>\$ 7,960,639</u>	<u>\$ 10,203,166</u>	<u>\$ 2,239,186</u>

The total OPEB liability recorded in governmental activities is generally paid from the General Fund. Water, Wastewater and Golf Funds report a proportionate share of the total OPEB liability in business-type activities and are generally paid from their respective funds.

General Information about the OPEB Plan

Plan Description. In addition to pension benefits, the city acts in a single-employer capacity in providing medical benefits to eligible retirees and their qualifying dependents through the city's group health insurance plan. OPEB eligibility criteria mirrors each respective retirement plan's eligibility criteria. Benefit provisions are determined by the city and may be amended by the city as appropriate. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 as the plan is funded on a pay-as-you-go basis.

Based on city practice, eligible retirees are allowed to participate in the health benefit program up to Medicare age. Employees are eligible for benefits based on the following period of service:

Employee Type	Date of Hire	Criteria
General Employees	Before January 1, 2012	Age 65 or at least age 50 with completion of 10 years of service
	On or after January 1, 2012	Age 67 or at least age 50 with completion of 10 years of service
Civil Service - Police	Before April 8, 1978	Completion of 19.5 years of service
	On or after April 8, 1978	Age 50 and completion of 19.5 years of service
Civil Service - Fire	Before April 8, 1978	Completion of 19.5 years of service
	On or after April 8, 1978	Age 55 and completion of 19.5 years of service
Executive Personnel	Before November 5, 2013	Age 50 with completion of 3 years of service
	On or after November 5, 2013	Age 62 with completion of 3 years of service
Elected Officials	Before November 5, 2013	Age 56 with completion of 6 years of service
	On or after November 5, 2013	Age 62 with completion of 6 years of service

As of the December 31, 2023 actuarial valuation, there were 3,238 active employees eligible to be covered under the city's health insurance plan. Of these, 528 were fully eligible for the plan. In addition, there were 483 retired employees who received medical coverage under this program.

Benefits Provided. Eligible retirees and their qualifying dependents may elect to participate in OPEB through one of the five fully insured medical plans offered through Kaiser Permanente. Once retirees reach Medicare eligibility, they are required to switch their coverage to a fully insured Medicare supplement plan.

Total OPEB Liability

At December 31, 2024, the city reported a liability of \$20,262,694 for the plan of which \$1,133,303 is considered current. The total OPEB liability was measured as of December 31, 2023 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The December 31, 2023 actuarial valuation used the following actuarial assumptions and other inputs:

Actuarial valuation date	12/31/2023
Actuarial cost method	Entry age normal
Actuarial assumptions:	
Discount rate	3.26%
Projected salary increases	3.50%
Health care cost trend rates	6.75% to 4.00%, grading down by 0.25% annually
Mortality	PUB-2010 headcount weighted base mortality table, projected generationally using Scale MP-2021, applied on a gender-specific and job class basis

The discount rate is based on the index rate for 20-year tax-exempt general obligation bonds with an average rating of AA/Aa or higher (Bond Buyer 20-year GO Index as of December 31, 2023).

Changes in Assumptions. As of the 2023 actuarial valuation, this discount rate decreased from 3.72% to 3.26% and the health care cost trend rate assumption changed from 7.00% to 4.00% grading down by 0.25% annually to 6.75% to 4.00% grading down by 0.25% annually

Changes in Total OPEB Liability.

	Total OPEB Liability
Balances at 1/1/2024	\$ 22,571,458
Changes for the year:	
Service Cost	1,462,096
Interest	872,413
Differences Between Expected and Actual Experience	(4,455,824)
Assumption Changes	975,744
Benefit Payments	(1,163,193)
Net Changes	(2,308,764)
Balances at 12/31/2024	\$ 20,262,694

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following presents the city's total OPEB liability, calculated using a discount rate of 3.26%, as well as what the city's total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

**Sensitivity of Total OPEB Liability
to the Discount Rate Assumption**

	1% Decrease (2.26%)	Current Discount Rate (3.26%)	1% Increase (4.26%)
City's total OPEB liability	\$ 22,119,000	\$ 20,262,694	\$ 18,595,000

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following presents the city's total OPEB liability calculated using healthcare cost trend rates that are one percent lower or one percent higher than the current healthcare cost trend rates:

**Sensitivity of Total OPEB Liability
to Changes in the Healthcare Cost Trend Rate**

	1% Decrease (5.75% decreasing to 3.00%)	Current Health Care Cost Trend Rate (6.75% decreasing to 4.00%)	1% Increase (7.75% decreasing to 5.00%)
City's total OPEB liability	\$ 17,983,000	\$ 20,262,694	\$ 22,963,000

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources. For the year ended December 31, 2024, the city recognized OPEB expense of \$2,239,186. At December 31, 2024, the city reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 7,049,178
Change of assumptions	6,827,336	3,153,988
Benefit payments subsequent to the measurement date	1,133,303	-
Total	<u>\$ 7,960,639</u>	<u>\$ 10,203,166</u>

The \$1,133,303 reported as deferred outflows of resources related to OPEB resulting from benefit payments subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ending December 31	Net Deferred Outflows (Inflows) of Resources
2025	\$ (140,323)
2026	(140,323)
2027	(209,817)
2028	(123,911)
2029	(117,238)
Thereafter	(2,644,218)
Total	<u>\$ (3,375,830)</u>

14. RISK MANAGEMENT

The city is exposed to various risks and losses related to torts, theft, damage or destruction of assets, errors and omissions, natural disasters, property damage, worker's compensation, auto liability, and unemployment. In addition, the city is party to various pending or potential lawsuits, under which it may be required to pay certain amounts upon final disposition of these matters.

The city retains risk up to the levels where the city has determined that commercial insurance is most beneficial in terms of costs and coverage. The insurance companies are contractually obligated to make payments on claims in excess of stated retentions or deductibles, with various limits depending upon the specific line of coverage. Insurance companies will pay claims which are included in the insuring agreements and endorsements if the insured meets all the insurer's conditions and affirmative obligations. Certain claims are excluded based on certain policy conditions. The Colorado Governmental Immunity Act established statutory caps on liability for tort claims made against governmental entities. As of January 1, 2022, the limits are \$424,000 per person up to a maximum of \$1,195,000 for any one event for all claimants. These caps on liability do not apply to federal claims nor do they apply to any claims against law enforcement officers filed under the newly enacted C.R.S. §13-21-131, et seq. In 2024, the city's commercial insurance limits for law enforcement had limits of \$8,000,000 per occurrence due to the enactment of C.R.S. §13-21-131, et seq. Additional limits were not feasible for this risk given the City's loss experience. The self-insured retention for all liability claims except law enforcement remains at \$1,000,000 while the self-insured retention for law enforcement liability claims remains at \$3,000,000.

Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. Amounts estimated to be paid on known cases are reported as case reserves. Case reserves are estimated through in-house methods and do include incremental claims adjustment expenses.

Total self-insurance reserves are actuarially determined and include estimated costs for incurred but not reported claims (IBNR). The total liability has been recorded using the discounted method with an expected 4.340% interest return over the life of the liabilities. The city reports the current and noncurrent portions of the accrued claims liability and related claim settlements and judgments within the Risk Management Fund. Management believes any resulting judgments would not exceed insurance coverage by a material amount.

Summary of the Accrued Claims Liability
December 31, 2024

Self-Insured Program	Case Reserves	IBNR	Total	Discounted
Worker's compensation	\$ 6,279,651	\$ 7,241,169	\$ 13,520,820	\$ 12,046,540
Multi-line liability	6,593,129	17,455,331	24,048,460	22,188,743
Total	\$ 12,872,780	\$ 24,696,500	\$ 37,569,280	34,235,283
			Adjustment *	(4,911,015)
				\$ 29,324,268

*The accrued claim liability is reduced to account for excess insurance which covers claim payments over the self-insurance retention. Claim costs covered by insurance were used to determine the accrued claim liability but are not a payment obligation of the City.

Reconciliation of Claims Payable

Year	Balance January 1	Current Year Accrued Claims	Claim Payments	Recoveries	Balance December 31
2023	\$ 21,727,672	\$ 16,921,557	\$ (12,659,687)	\$ 834,726	\$ 26,824,268
2024	26,824,268	14,362,823	(13,489,606)	1,626,783	29,324,268

Effective January 1, 2016, the city established a self-funded dental insurance program for employees who choose to participate in the Delta Dental program. The city utilizes a third-party provider to administer the plan. Premiums are paid by the city for each covered employee/retiree and are held in the city's General Fund as a reserve to pay future claims. Dental claims are limited to \$1,500 per year per individual. Self-insurance liabilities are actuarially determined and include estimated costs for incurred but not reported claims (IBNR). As of December 31, 2024, the amount held in the General Fund of \$1,466,207 for future self-funded dental claims exceeded the calculated IBNR of \$104,000. Management believes the current amount of reserves is adequate.

15. CONTINGENT LIABILITIES

The city is a party to various lawsuits, which may require expenditures of funds upon decision of the courts or in connection with out-of-court settlements. The City Attorney's Office reports several possible contingent liabilities based on damages alleged in various cases. It is the opinion of the city attorney that the city's liability in these cases will be far less than the amounts demanded and/or will be covered by insurance. However, certain claims may be in excess of the amount of coverage. Management of the city considers the amount of liabilities established in the Risk Management Fund to be sufficient to cover any liabilities that may result from the eventual outcome of these matters.

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the city expects such amounts, if any, to be immaterial.

Proceeds of refunded debt were placed in irrevocable refunding escrow accounts. The funds deposited in these accounts are invested in U.S. Treasury obligations that, together with interest earned thereon, are expected to provide amounts sufficient to pay all principal and interest on the following debt issues as they become due. Should these funds be insufficient to pay the maturing bonds and interest, the city would be liable for the deficiency. The likelihood of the earnings and principal maturities of the U.S. Treasury obligations not being sufficient to pay the refunded bond issues is remote. Accordingly, the escrow accounts and the refunded bonds are not included in the city's financial statements. Escrowed debt outstanding at December 31, 2024 is as follows:

Issue Description	Date of Issue	Series	Balance December 31, 2024
First-Lien Water Refunding			
Revenue Bonds Series 2016	8/16/2016	2016	\$ 218,535,000
Total			<u>\$ 218,535,000</u>

16. CONDUIT DEBT OBLIGATIONS

From time to time, the city has issued revenue bonds to provide financial assistance to private sector and non-profit entities for the acquisition and construction of industrial, commercial and residential properties deemed to be in the public interest. The bonds are payable solely from payments received on the underlying funding source. The city is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2024, there were no revenue bonds outstanding.

17. POLLUTION REMEDIATION

The Highway 30 Landfill Facility operated as a municipal landfill by the city from 1969 to 1975 when it was closed. Because of potential issues related to groundwater contamination and methane gas generation, annual site monitoring is performed. In late 2015, monitoring indicated that methane was above state standards at the property border. As a result, the Colorado Department of Public Health and Environment (CDPHE) issued a compliance advisory in 2016 which requires the city to implement tasks to determine the extent, if any, of any contamination and identify remediation alternatives if contamination is determined. During 2019, the city and CDPHE entered into a Compliance Order of Consent (Order) which requires the city to determine the extent of contamination and make necessary remediation as determined necessary. The investigation activities are on-going and the city is in compliance with the terms of the Order. Through December 31, 2024, the city has entered into contracts, including change orders, for \$2,148,282 to undertake investigations into the site to see if additional remediation efforts will be necessary and to comply with the Order.

At this stage of the process, it is not possible to estimate costs beyond the contracts entered into to date; therefore, a liability for \$30,831, which represents the balance of the contracts at December 31, 2024, has been accrued at year-end in the citywide financial statements. There are no estimated recoveries anticipated to reduce this liability.

18. TAXPAYER BILL OF RIGHTS (TABOR)

In November 1992, Colorado voters approved a State constitutional amendment, TABOR, the general purpose of which is to restrain government growth (as measured by revenues and expenditures) without a vote of the local citizens. The key mechanisms for restraining growth without a vote are: 1) the prohibition of revenue and expenditure growth other than for inflation and a component for new construction growth, 2) the prohibition of new taxes or higher tax rates, 3) the prohibition of new debt, and 4) the refunding of any revenues collected in excess of the revenue limitations.

In 2024, general revenue collections were below the limits imposed by the TABOR Amendment while strong growth in property values caused property tax revenue to exceed the TABOR limit in 2024 by \$16.8 million. To refund this overage, the city enacted a temporary property tax reduction in 2025 which reduced the mill levy to compensate for the overage. Given the projection that property tax revenues will continue to grow at a pace that exceeds what is allowed by the TABOR limit, the city will likely need to continue using the temporary property tax reduction in future years property tax certifications. The city's budget estimates future property tax revenues at the projected TABOR limit amounts.

TABOR further requires emergency reserves of at least 3% of fiscal year revenue as defined by TABOR (excluding bonded debt service). The city maintains the required reserves in the General Fund. TABOR specifies that local governments are permitted to use reserve funds for “emergencies” with the requirement that the reserve funds be restored to 3% of fiscal year spending in the following fiscal year. In accordance with TABOR, the city maintains an emergency reserve of 3% of the fiscal year spending by designating a combination of available cash and real property owned by the city in lieu of cash. Cash and investments of \$10,750,545 is restricted for emergencies in the General Fund at December 31, 2024, and real property of \$6,025,000 is recorded in net investment in capital assets on the citywide statement of net position. The city’s management believes the city is in compliance with the provisions of TABOR at December 31, 2024.

19. ADOPTION OF ACCOUNTING PRINCIPLES

During 2024, the city adopted Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections* (GASB 100). This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This Statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements. There was no financial impact as a direct result of implementation. Additional disclosures required by GASB 100 are included in Note 20.

During 2024, the city adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* (GASB 101). The objective of GASB 101 is to provide for more consistent reporting of compensated absence liabilities and related expenses. A liability for compensated absences is recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability is recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. There was no financial impact as a direct result of implementation. Additional disclosures required by GASB 101 are included in Note 7 and 20.

20. RESTATEMENT

Changes within the Financial Reporting Entity

During the year ended December 31, 2024, there was a change within the financial reporting entity which resulted in the Gifts and Grants Fund being reported as a nonmajor fund instead of a major fund. As such, beginning net fund balance was reclassified from major to be presented as a nonmajor fund.

Change in Accounting Principle

As of January 1, 2024, the city adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* (GASB 101). The objective of GASB 101 is to provide for more consistent reporting of compensated absence liabilities and related expenses. A liability for compensated absences is recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability is recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Beginning net position was restated to retroactively report the implementation. Therefore, accrued compensated absences were increased by \$2,883,190 as of January 1, 2024. This restatement increased beginning accrued compensated absences reported within governmental activities, business-type activities, enterprise funds, and internal service funds. Accordingly, current expenditures were decreased in the governmental activities, and cost of sales and services were decreased in the business-type activities, enterprise funds, and internal service funds.

The following is a summary of the effects of the restatements on beginning net position or fund balance in the city's financial statements:

	Beginning Balance	Change Within Accounting Entity	Change in Accounting Principle	Restated Balance
Net Position: Government-Wide Statements				
Governmental Activities	\$ 4,264,185,107	\$ -	\$ (2,558,693)	\$ 4,261,626,414
Business-Type Activities	2,742,439,402	-	(324,497)	2,742,114,905
Total Primary Government	<u>\$ 7,006,624,509</u>	<u>\$ -</u>	<u>\$ (2,883,190)</u>	<u>\$ 7,003,741,319</u>
Fund Balances: Governmental Funds				
Major Funds	\$ 425,655,810	\$ (5,803,316)	\$ -	\$ 419,852,494
Nonmajor Funds	191,750,536	5,803,316	-	197,553,852
Total Governmental Funds	<u>\$ 617,406,346</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 617,406,346</u>
Fund Net Position: Enterprise Funds				
Water Fund	\$ 1,900,234,555	\$ -	\$ (262,918)	\$ 1,899,971,637
Wastewater Fund	814,450,707	-	(47,275)	814,403,432
Golf Fund (Nonmajor)	33,563,348	-	(14,304)	33,549,044
Total Enterprise Funds	<u>\$ 2,748,248,610</u>	<u>\$ -</u>	<u>\$ (324,497)</u>	<u>\$ 2,747,924,113</u>
Fund Balances: Internal Service Funds				
Fleet Fund	\$ 1,447,822	\$ -	\$ (33,301)	\$ 1,414,521
Risk Fund	232	-	(8,113)	(7,881)
Total Internal Service Funds	<u>\$ 1,448,054</u>	<u>\$ -</u>	<u>\$ (41,414)</u>	<u>\$ 1,406,640</u>

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Required Supplementary Information

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CITY OF AURORA, COLORADO

GENERAL EMPLOYEES' RETIREMENT DEFINED BENEFIT PLAN (GERP)
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)
 LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ 14,380,154	\$ 13,635,290	\$ 12,865,163	\$ 12,833,841	\$ 11,633,711	\$ 11,350,764	\$ 10,281,602	\$ 10,397,915	\$ 9,614,337	\$ 9,208,869
Interest on the total pension liability	46,048,891	42,825,803	41,132,155	39,496,100	36,225,221	34,591,830	34,837,001	33,149,005	31,821,333	30,291,215
Effect of plan changes	59,638	68,644	(2,068,194)	9,523	—	(120,833)	—	—	—	—
Effect of economic/demographic (gains) or losses	10,584,364	24,444,346	4,737,483	1,495,863	7,613,137	2,545,181	(1,438,988)	(9,448,945)	(1,083,775)	—
Effect of assumption changes or inputs	—	—	—	—	36,397,071	—	6,056,598	—	—	—
Benefit payments, including refunds	(37,002,381)	(34,391,435)	(32,130,354)	(28,912,900)	(28,079,798)	(24,228,316)	(22,154,949)	(21,163,587)	(20,123,726)	(17,627,436)
Net change in total pension liability	34,070,666	46,582,648	24,536,253	24,922,427	63,789,342	24,138,626	27,581,264	12,934,388	20,228,169	21,872,648
Total pension liability - beginning	661,649,431	615,066,783	590,530,530	565,608,103	501,818,761	477,680,135	450,098,871	437,164,483	416,936,314	395,063,666
Total pension liability - ending (a)	\$ 695,720,097	\$ 661,649,431	\$ 615,066,783	\$ 590,530,530	\$ 565,608,103	\$ 501,818,761	\$ 477,680,135	\$ 450,098,871	\$ 437,164,483	\$ 416,936,314
Plan fiduciary net position										
Contributions - employer	\$ 10,522,608	\$ 9,393,456	\$ 8,732,379	\$ 8,431,103	\$ 8,187,470	\$ 7,632,330	\$ 7,321,152	\$ 6,703,676	\$ 6,135,777	\$ 5,536,583
Contributions - employee	10,554,519	9,394,498	8,732,412	8,431,103	8,190,368	7,638,089	7,326,872	6,709,396	6,137,147	5,531,417
Net investment income (loss)	51,285,043	(78,357,355)	112,106,334	65,299,862	85,965,859	(15,675,274)	58,406,988	31,024,129	2,970,528	29,167,614
Benefit payments, including refunds	(37,002,381)	(34,391,435)	(32,130,354)	(28,912,900)	(28,079,798)	(24,228,316)	(22,154,949)	(21,163,587)	(20,123,726)	(17,627,436)
Administrative expense	(657,739)	(611,827)	(554,749)	(535,115)	(595,501)	(555,220)	(574,823)	(558,960)	(548,813)	(544,961)
Net change in plan fiduciary net position	34,702,050	(94,572,663)	96,886,022	52,714,053	73,668,398	(25,188,391)	50,325,240	22,714,654	(5,429,087)	22,063,217
Plan fiduciary net position - beginning	579,063,885	673,636,548	576,750,526	524,036,473	450,368,075	475,556,466	425,231,226	402,516,572	407,945,659	385,882,442
Plan fiduciary net position - ending (b)	\$ 613,765,935	\$ 579,063,885	\$ 673,636,548	\$ 576,750,526	\$ 524,036,473	\$ 450,368,075	\$ 475,556,466	\$ 425,231,226	\$ 402,516,572	\$ 407,945,659
City's net pension liability (asset) - ending (a)-(b)	\$ 81,954,162	\$ 82,585,546	\$ (58,569,765)	\$ 13,780,004	\$ 41,571,630	\$ 51,450,686	\$ 2,123,669	\$ 24,867,645	\$ 34,647,911	\$ 8,990,655
Plan fiduciary net position as a percentage of total pension liability	88.22%	87.52%	109.52%	97.67%	92.65%	89.75%	99.56%	94.48%	92.07%	97.84%
Covered payroll	\$ 150,322,971	\$ 134,192,229	\$ 124,748,786	\$ 120,444,329	\$ 116,963,857	\$ 108,311,929	\$ 104,587,886	\$ 99,313,719	\$ 94,369,963	\$ 88,585,328
City's net pension liability (asset) as a percentage of covered payroll	54.52%	61.54%	-46.95%	11.44%	35.54%	47.50%	2.03%	25.04%	36.71%	10.15%

Source: GERP Actuary, GASB 68 reports (2024,2023, 2022, 2021, 2020, 2019, 2018 and 2017: Milliman; 2016 and prior: Gabriel, Roeder, Smith & Company).

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end).

CITY OF AURORA, COLORADO

GENERAL EMPLOYEES' RETIREMENT DEFINED BENEFIT PLAN (GERP)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution \$	11,939,169	\$ 10,522,608	\$ 9,393,456	\$ 8,732,415	\$ 8,431,103	\$ 8,187,470	\$ 7,581,835	\$ 7,321,152	\$ 6,703,676	\$ 6,135,777
Actual contributions	11,939,169	10,522,608	9,393,456	8,732,415	8,431,103	8,187,470	7,581,835	7,321,152	6,703,676	6,135,777
Contribution deficiency (excess)	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Covered payroll	\$ 170,559,557	\$ 150,322,971	\$ 134,192,229	\$ 124,748,786	\$ 120,444,329	\$ 116,963,857	\$ 108,311,929	\$ 104,587,886	\$ 99,313,719	\$ 94,369,963
Contributions as a percentage of covered payroll	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	6.75%	6.50%

Information above is presented as of the city's fiscal year-end

CITY OF AURORA, COLORADO

ELECTED OFFICIALS' AND EXECUTIVE PERSONNEL DEFINED BENEFIT PLAN (EOEP)
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)
 LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ 146,740	\$ 142,121	\$ 138,543	\$ 134,182	\$ 163,733	\$ 154,866	\$ 144,252	\$ 141,013	\$ 136,108	\$ 129,941
Interest on the total pension liability	447,424	440,010	431,803	423,084	423,016	414,240	393,850	435,333	413,715	390,913
Effect of plan changes	—	—	—	—	—	—	—	—	—	—
Effect of economic/demographic (gains) or losses	32,620	—	66,251	—	(139,303)	—	89,397	(588,399)	(14,995)	—
Assumption changes	—	—	(58,052)	—	—	145,446	—	(64,073)	—	—
Benefit payments	(487,079)	(474,785)	(455,323)	(419,435)	(414,491)	(373,949)	(340,401)	(259,153)	(244,108)	(206,268)
Net change in total pension liability	139,705	107,346	123,222	137,831	32,955	340,603	287,098	(335,279)	290,720	314,586
Total pension liability - beginning	6,484,449	6,377,103	6,253,881	6,116,050	6,083,095	5,742,492	5,455,394	5,790,673	5,499,953	5,185,367
Total pension liability - ending (a)	\$ 6,624,154	\$ 6,484,449	\$ 6,377,103	\$ 6,253,881	\$ 6,116,050	\$ 6,083,095	\$ 5,742,492	\$ 5,455,394	\$ 5,790,673	\$ 5,499,953
Plan fiduciary net position										
Contributions - employer	\$ 388,815	\$ 388,815	\$ 370,300	\$ 370,300	\$ 280,300	\$ 94,018	\$ 74,288	\$ 84,159	\$ 84,159	\$ 117,756
Net investment income (loss)	787,592	935,187	(1,307,375)	1,108,978	909,580	1,225,438	(336,300)	910,558	513,848	(50,926)
Benefit payments	(487,079)	(474,785)	(455,323)	(419,435)	(414,491)	(373,949)	(340,401)	(259,153)	(244,108)	(206,268)
Administrative expense	(37,938)	(43,311)	(46,636)	(42,790)	(19,242)	(27,848)	(17,885)	(24,622)	(18,384)	(23,691)
Net change in plan fiduciary net position	651,390	805,906	(1,439,034)	1,017,053	756,147	917,659	(620,298)	710,942	335,515	(163,129)
Plan fiduciary net position - beginning	8,484,241	7,678,335	9,117,369	8,100,316	7,344,169	6,426,510	7,046,808	6,335,866	6,000,351	6,163,480
Plan fiduciary net position - ending (b)	\$ 9,135,631	\$ 8,484,241	\$ 7,678,335	\$ 9,117,369	\$ 8,100,316	\$ 7,344,169	\$ 6,426,510	\$ 7,046,808	\$ 6,335,866	\$ 6,000,351
City's net pension liability (asset) - ending (a)-(b)	\$ (2,511,477)	\$ (1,999,792)	\$ (1,301,232)	\$ (2,863,488)	\$ (1,984,266)	\$ (1,261,074)	\$ (684,018)	\$ (1,591,414)	\$ (545,193)	\$ (500,398)
Plan fiduciary net position as a percentage of total pension liability	137.91%	130.84%	120.40%	145.79%	132.44%	120.73%	111.91%	129.17%	109.42%	109.10%
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
City's net pension liability (asset) as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: EOEP Actuary, GASB 67 reports (2016 through 2024: Milliman; 2015 and prior: Gabriel, Roeder, Smith & Company)

Information above is presented as of the city's most recent fiscal year-end.

Presentation Note: Because this plan does not issue stand alone financial statements, additional disclosures as required by GASB 67 are presented within this financial report.

CITY OF AURORA, COLORADO

ELECTED OFFICIALS' AND EXECUTIVE PERSONNEL DEFINED BENEFIT PLAN (EOEP)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 41,016	\$ 68,509	\$ 68,509	\$ 146,974	\$ 146,974	\$ 74,288	\$ 74,288	\$ 84,159	\$ 84,159	\$ 117,756
Actual contributions	388,815	388,815	370,300	370,300	280,300	94,018	74,288	84,159	84,159	117,756
Contribution deficiency (excess)	<u>\$ (347,799)</u>	<u>\$ (320,306)</u>	<u>\$ (301,791)</u>	<u>\$ (223,326)</u>	<u>\$ (133,326)</u>	<u>\$ (19,730)</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Actuarial valuations done every odd-numbered year on 1/1/20XX. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2023 determine the contribution amounts for 2024 and 2025.

Information above is presented as of the city's most recent fiscal year-end.

Notes to Schedule

Valuation date:

January 1, 2023

Methods and assumptions used to determine contribution rates:

Actuarial cost method

Entry age normal

Amortization method

Level dollar - open

Remaining amortization period

15 years

Remaining amortization period changed from 20 years to 15 years as of the 2019 actuarial valuation.

Only surplus over 110% as of the 2017 actuarial valuation.

Decreased from 30 years to 15 years as of the 2011 actuarial valuation.

3-year smoothing

7.00% net of investment expenses

Decreased from 7.00% from 7.25% as of the 2019 actuarial valuation, 7.50% to 7.25% as of the 2017 actuarial valuation and from 7.75% to 7.50% as of the 2015 actuarial valuation.

Expenses

\$21,658

Changed from \$21,500 to \$21,658 per annum as of the 2021 valuation. Changed from \$21,500 to \$21,000 per annum as of the 2019 actuarial valuation and 0.75% to \$21,500 per annum as of the 2017 actuarial valuation.

Cost-of-living adjustments

Base decreased from 2.75% to 2.50% as of the 2019 actuarial valuation, 3.25% to 2.75% as of the 2017 actuarial valuation and from 3.50% to 3.25% as of the 2015 actuarial valuation.

Mortality

Pub-2010 General Employees Mortality Table

Changed from RP-2000 Healthy Mortality Table to Pub-2010 General Employees Mortality Table fully generational using a scale MP-2018 as of the 2019 actuarial valuation and scale MP-2021 as of the 2023 valuation.

Benefit changes effective for 2024: The base benefit for an elected Official increased from \$91.74 per year of service to \$96.85 per year of service.

Benefit changes effective for 2023: The base benefit for an elected Official increased from \$87.37 per year of service to \$91.74 per year of service.

Benefit changes effective for 2022: The base benefit for an elected Official increased from \$83.21 per year of service to \$87.37 per year of service.

Benefit changes effective for 2021: The base benefit for an elected Official increased from \$81.98 per year of service to \$83.21 per year of service.

Benefit changes effective for 2020: The base benefit for an elected Official increased from \$80.77 per year of service to \$81.98 per year of service.

Benefit changes effective for 2019: The base benefit for an elected Official increased from \$78.42 per year of service to \$80.77 per year of service.

Benefit changes effective for 2018: The base benefit for an elected Official increased from \$76.88 per year of service to \$78.42 per year of service.

Benefit changes effective for 2017: The base benefit for an elected Official increased from \$74.26 per year of service to \$76.88 per year of service.

Benefit changes effective for 2015: The age requirement for normal retirement eligibility was increased to age 62 for members who entered the plan after November 5, 2013 and the service credit used in the calculation of the normal retirement benefit for elected officials was also limited.

CITY OF AURORA, COLORADO

ELECTED OFFICIALS' AND EXECUTIVE PERSONNEL DEFINED BENEFIT PLAN (EOEP)
SCHEDULE OF ANNUAL MONEY-WEIGHTED RATE OF RETURN ON PLAN INVESTMENTS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Annual money-weighted rate of return, net of investment expense	9.15%	11.99%	(14.19)%	13.50%	12.30%	19.40%	(4.85)%	14.51%	8.64%	(0.88)%

CITY OF AURORA, COLORADO

POLICE RETIREMENT PLAN (PRP)

SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)

LAST 10 FISCAL YEARS *

	2024	2023
Total pension liability		
Service cost	\$ 994,155	\$ 371,902
Interest on the total pension liability	562,389	22,314
Effect of plan changes	—	—
Effect of economic/demographic (gains) or losses	924,782	—
Assumption changes	—	—
Benefit payments, including refund of contributions	(70,789)	—
Purchased service credits	16,276,408	—
Net change in total pension liability	18,686,945	394,216
Total pension liability - beginning	394,216	—
Total pension liability - ending (a)	\$ 19,081,161	\$ 394,216
Plan fiduciary net position		
Contributions - employer	\$ 2,427,973	\$ 1,283,997
Contributions - employee	620,084	283,897
Purchased service credits	16,276,408	—
Net investment income (loss)	1,412,808	(246,441)
Benefit payments, including refund of contributions	(70,789)	—
Administrative expense	(65,490)	(69,136)
Other	—	—
Net change in plan fiduciary net position	20,600,994	1,252,317
Plan fiduciary net position - beginning	1,252,317	—
Plan fiduciary net position - ending (b)	\$ 21,853,311	\$ 1,252,317
City's net pension liability (asset) - ending (a)-(b)	\$ (2,772,150)	\$ (858,101)
Plan fiduciary net position as a percentage of total pension liability	114.53%	317.67%
Covered payroll	\$ 10,401,022	\$ 4,896,815
City's net pension liability (asset) as a percentage of covered payroll	-25.26%	-17.52%

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end).

* Information not currently available for prior years as the plan began January 1, 2022; additional years will be displayed as they become available.

CITY OF AURORA, COLORADO

POLICE RETIREMENT PLAN (PRP)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 YEARS*

	2024	2023	2022
Actuarially determined contribution	\$ —	\$ —	\$ —
Actual contributions	2,869,624	2,427,735	1,283,997
Contribution deficiency (excess)	<u>\$ (2,869,624)</u>	<u>\$ (2,427,735)</u>	<u>\$ (1,283,997)</u>
Covered payroll	\$ 10,976,314	\$ 10,401,022	\$ 4,896,815
Contributions as a percentage of covered payroll	26.14%	23.34%	26.22%

No actuarially determined contribution was calculated for 2022, 2023, and 2024.

Information above is presented as of the city's most recent fiscal year-end.

* Information not currently available for prior years as the plan began January 1, 2022; additional years will be displayed as they become available.

Notes to Schedule

Valuation date:	January 1, 2024
Methods and assumptions used to determine contribution rates:	
Actuarial cost method	Entry age normal
Investment rate of return	6.00% net of investment expenses
Inflation	2.50%
Salary increases including inflation	Service Based
Expenses	0.35% of payroll, payable mid-year
Mortality	Pub-2010 Safety Employees Mortality Table (amount-weighted), projected generationally using scale MP-2021

CITY OF AURORA, COLORADO

FPPA - OLD HIRE FIRE DEFINED BENEFIT PLAN
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)
 LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Interest on the total pension liability	6,883,260	7,050,145	7,266,859	7,379,704	7,607,659	7,688,994	7,828,502	7,862,946	7,308,921	7,359,766
Benefit changes	—	—	—	—	—	—	—	—	—	38,309
Difference between expected and actual experience	5,673,662	—	(1,298,201)	—	4,896,622	—	(1,191,584)	—	1,814,304	—
Assumption changes	(1,121,159)	—	—	—	8,636,899	—	—	—	6,490,739	—
Benefit payments, including refunds	(9,749,316)	(9,489,978)	(9,121,265)	(9,110,462)	(8,956,476)	(8,596,950)	(8,400,659)	(8,246,516)	(8,208,101)	(7,948,618)
Net change in total pension liability	1,686,447	(2,439,833)	(3,152,607)	(1,730,758)	12,184,704	(907,956)	(1,763,741)	(383,570)	7,405,863	(550,543)
Total pension liability - beginning	110,694,233	113,134,066	116,286,673	118,017,431	105,832,727	106,740,683	108,504,424	108,887,994	101,482,131	102,032,674
Total pension liability - ending (a)	\$ 112,380,680	\$ 110,694,233	\$ 113,134,066	\$ 116,286,673	\$ 118,017,431	\$ 105,832,727	\$ 106,740,683	\$ 108,504,424	\$ 108,887,994	\$ 101,482,131
Plan fiduciary net position										
Contributions - employer	\$ 3,399,614	\$ 3,399,614	\$ 3,399,614	\$ 3,033,111	\$ 3,033,111	\$ 3,184,594	\$ 3,184,594	\$ 2,182,774	\$ 2,178,948	\$ 1,963,632
Contributions - employee	—	—	—	—	—	—	—	—	—	—
Net investment income	4,015,068	(5,481,063)	8,442,013	7,160,168	8,710,716	71,304	10,148,446	3,772,216	1,442,505	5,243,318
Benefit payments, including refunds	(9,749,316)	(9,489,978)	(9,121,265)	(9,110,462)	(8,956,476)	(8,596,950)	(8,400,659)	(8,246,516)	(8,208,101)	(7,948,618)
Administrative expense	(48,697)	(48,831)	(40,852)	(40,977)	(38,821)	(42,220)	(36,062)	(133,347)	(130,738)	(151,222)
Net change in plan fiduciary net position	(2,383,331)	(11,620,258)	2,679,510	1,041,840	2,748,530	(5,383,272)	4,896,319	(2,424,873)	(4,717,386)	(892,890)
Plan fiduciary net position - beginning	66,028,335	77,648,593	74,969,083	73,927,243	71,178,713	76,561,985	71,665,666	74,090,539	78,807,925	79,700,815
Plan fiduciary net position - ending (b)	\$ 63,645,004	\$ 66,028,335	\$ 77,648,593	\$ 74,969,083	\$ 73,927,243	\$ 71,178,713	\$ 76,561,985	\$ 71,665,666	\$ 74,090,539	\$ 78,807,925
City's net pension liability (asset) - ending (a)-(b)	\$ 48,735,676	\$ 44,665,898	\$ 35,485,473	\$ 41,317,590	\$ 44,090,188	\$ 34,654,014	\$ 30,178,698	\$ 36,838,758	\$ 34,797,455	\$ 22,674,206
Plan fiduciary net position as a percentage of total pension liability	56.63%	59.65%	68.63%	64.47%	62.64%	67.26%	71.73%	66.05%	68.04%	77.66%
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
City's net pension liability (asset) as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Gabriel, Roeder, Smith & Company, FPPA Actuary, GASB 68 reports.

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end).

Changes in Assumptions:

Effective 2023: The mortality assumptions were updated to use the Pub-2010 Public Safety Mortality tables projected with the ultimate rates of the MP-2020 projection scale

Effective 2021: Post-retirement: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years. Disabled (pre-1980): Post-retirement rates set forward three years.

Discount Rate: 6.50%

CITY OF AURORA, COLORADO

FPPA - OLD HIRE FIRE DEFINED BENEFIT PLAN
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 3,399,614	\$ 3,399,614	\$ 3,399,614	\$ 3,399,614	\$ 3,033,111	\$ 3,033,111	\$ 3,184,594	\$ 3,184,594	\$ 2,182,774	\$ 2,178,948
Actual contributions	3,399,614	3,399,614	3,399,614	3,399,614	3,033,111	3,033,111	3,184,594	3,184,594	2,182,774	2,178,948
Contribution deficiency (excess)	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Information above is presented as of the city's fiscal year-end.

Notes to Schedule

Valuation date:

January 1, 2022

Notes

Actuarially determined contribution rates are calculated as of January 1 of even numbered years. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2022, determines the contribution amounts for 2023 and 2024.

Methods and assumptions used to determine contribution rates:

Actuarial cost method
Amortization method
Remaining amortization period
Asset valuation method
Investment rate of return
Inflation
Salary increases
Retirement age
Mortality

Entry age normal
Level dollar - open
20 years
5-year smoothed fair value
6.50%
2.50%
N/A

Any remaining actives are assumed to retire immediately.

Post-retirement: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.

Disabled (pre-1980): Post-retirement mortality rates set forward three years.

Changes in Benefit Terms:

Benefits were changed effective January 1, 2014, to include a funeral benefit of \$1,000. The previous benefit was \$200.

CITY OF AURORA, COLORADO

FPPA - OLD HIRE POLICE DEFINED BENEFIT PLAN
SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Interest on the total pension liability	8,899,280	9,012,644	9,240,004	9,303,679	9,803,131	9,813,624	9,542,688	9,526,278	8,715,268	8,713,959
Benefit changes	—	—	—	—	—	—	—	—	—	—
Difference between expected and actual experience	6,173,817	—	(2,270,605)	—	688,471	—	3,751,460	—	3,936,847	—
Assumption changes	(839,204)	—	—	—	12,123,083	—	—	—	7,157,077	—
Benefit payments, including refunds	(10,851,543)	(10,664,798)	(10,275,826)	(10,290,521)	(10,068,602)	(9,842,538)	(9,526,513)	(9,096,225)	(8,898,795)	(8,501,414)
Net change in total pension liability	3,382,350	(1,652,154)	(3,306,427)	(986,842)	12,546,083	(28,914)	3,767,635	430,053	10,910,397	212,545
Total pension liability - beginning	142,252,364	143,904,518	147,210,945	148,197,787	135,651,704	135,680,618	131,912,983	131,482,930	120,572,533	120,359,988
Total pension liability - ending (a)	\$ 145,634,714	\$ 142,252,364	\$ 143,904,518	\$ 147,210,945	\$ 148,197,787	\$ 135,651,704	\$ 135,680,618	\$ 131,912,983	\$ 131,482,930	\$ 120,572,533
Plan fiduciary net position										
Contributions - employer	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 3,906,280	\$ 3,906,280	\$ 2,612,565	\$ 2,612,565	\$ 3,367,555
Contributions - employee	—	—	—	—	—	—	—	—	—	—
Net investment income	5,321,541	(7,094,848)	10,829,961	9,088,221	10,807,806	76,779	12,367,767	4,554,153	1,714,996	6,170,082
Benefit payments, including refunds	(10,851,543)	(10,664,798)	(10,275,826)	(10,290,521)	(10,068,602)	(9,842,538)	(9,526,513)	(9,096,225)	(8,898,795)	(8,501,414)
Administrative expense	(55,586)	(55,241)	(43,848)	(43,918)	(52,710)	(49,069)	(38,897)	(152,176)	(147,530)	(165,251)
Net change in plan fiduciary net position	(1,420,815)	(13,650,114)	4,675,060	2,918,555	4,851,267	(5,908,548)	6,708,637	(2,081,683)	(4,718,764)	870,972
Plan fiduciary net position - beginning	86,532,376	100,182,490	95,507,430	92,588,875	87,737,608	93,646,156	86,937,519	89,019,202	93,737,966	92,866,994
Plan fiduciary net position - ending (b)	\$ 85,111,561	\$ 86,532,376	\$ 100,182,490	\$ 95,507,430	\$ 92,588,875	\$ 87,737,608	\$ 93,646,156	\$ 86,937,519	\$ 89,019,202	\$ 93,737,966
City's net pension liability (asset) - ending (a)-(b)	\$ 60,523,153	\$ 55,719,988	\$ 43,722,028	\$ 51,703,515	\$ 55,608,912	\$ 47,914,096	\$ 42,034,462	\$ 44,975,464	\$ 42,463,728	\$ 26,834,567
Plan fiduciary net position as a percentage of total pension liability	58.44%	60.83%	69.62%	64.88%	62.48%	64.68%	69.02%	65.91%	67.70%	77.74%
Covered payroll	N/A	N/A	N/A	N/A	N/A	\$ 119,418	\$ 115,659	\$ 110,151	\$ 111,083	\$ 102,328
City's net pension liability (asset) as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	40123.01%	36343.44%	40830.74%	38227.03%	26224.07%

Source: Gabriel, Roeder, Smith & Company, FPPA Actuary, GASB 68 reports.

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end)

Changes in Assumptions:

Effective 2023: The mortality assumptions were updated to use the Pub-2010 Public Safety Mortality tables projected with the ultimate rates of the MP-2020 projection scale

Effective 2021: Post-retirement: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years. Disabled (pre-1980): Post-retirement mortality rates set forward three years.

Discount Rate: 6.50%

CITY OF AURORA, COLORADO

FPPA - OLD HIRE POLICE DEFINED BENEFIT PLAN
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 4,164,773	\$ 3,906,280	\$ 3,906,280	\$ 2,612,565	\$ 2,612,565
Actual contributions	4,164,773	4,164,773	4,164,773	4,164,773	4,164,773	4,164,773	3,906,280	3,906,280	2,612,565	2,612,565
Contribution deficiency (excess)	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Covered payroll	N/A	N/A	N/A	N/A	N/A	\$ 123,001	\$ 119,418	\$ 115,659	\$ 110,151	\$ 111,083
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	3385.97%	3271.10%	3377.41%	2371.80%	2351.90%

Actuarial valuations done every even-numbered year.

Information above is presented as of the city's fiscal year-end.

Notes to Schedule

Valuation date:

January 1, 2022

Notes

Actuarially determined contribution rates are calculated as of January 1 of even numbered years. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2022, determines the contribution amounts for 2023 and 2024

Methods and assumptions used to determine contribution rates:

Actuarial cost method
Amortization method
Remaining amortization period
Asset valuation method
Investment rate of return
Inflation
Salary increases
Retirement age
Mortality

Entry age normal
Level dollar - open
20 years
5-year smoothed fair value
6.50%
2.50%
N/A
Any remaining actives are assumed to retire immediately.
Post-Retirement: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.
Disabled Retirees (retired before January 1, 1980): Post-retirement mortality rates set forward three years.

CITY OF AURORA, COLORADO

FPPA - STATEWIDE RETIREMENT PLAN (SRP)
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) AND RELATED RATIOS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2024
City's % proportion of the net pension liability (asset)	4.52%
City's proportion of the net pension liability (asset)	\$ —
Covered payroll	\$ 45,392,382
City's proportion of the net pension liability (asset) as a percentage of its covered payroll	0.00%
Plan fiduciary net position as a percentage of the total pension liability	100.00%

Source: Fire & Police Pension Association of Colorado (FPPA) Schedule of Employer Contributions and Schedule of Collective Pension Amounts

* Information not currently available for prior years as the plan began January 1, 2023; additional years will be displayed as they become available.

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end).

During 2022, House Bill 22-1034 was signed into law. This legislation combines the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023.

CITY OF AURORA, COLORADO

FPPA - STATEWIDE RETIREMENT PLAN (SRP)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS *

		2024
Statutorily required contribution	\$	4,601,959
Actual contributions		4,601,959
Contribution deficiency (excess)	\$	—
Covered payroll	\$	48,047,970
Contributions as a percentage of covered payroll		9.58%

Information above is presented as of the city's fiscal year-end.

* Information not currently available for prior years as the plan began January 1, 2023; additional years will be displayed as they become available.

Actuarial valuations done every year. Actuarial assumptions effective for valuations prior to January 1, 2024 were used in the determination of the actuarially determined contributions as of December 31, 2023, which represents contributions required in 2024.

CITY OF AURORA, COLORADO

FPPA - STATEWIDE DEFINED BENEFIT PLAN (SWDB)
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS (not subjected to auditing procedures;
LAST 10 FISCAL YEARS

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City's % proportion of the net pension liability (asset)	4.22%	4.03%	4.22%	4.35%	4.25%	4.41%	4.74%	4.80%	4.55%	4.62%
City's proportion of the net pension liability (asset)	\$ 3,745,659	\$ (21,866,090)	\$ (9,166,187)	\$ (2,458,696)	\$ 5,377,143	\$ (6,346,723)	\$ 1,711,514	\$ (84,658)	\$ (5,140,256)	\$ (4,134,532)
Covered payroll	\$ 37,807,461	\$ 33,469,199	\$ 31,389,368	\$ 28,874,495	\$ 25,292,622	\$ 22,483,227	\$ 20,708,743	\$ 19,546,055	\$ 16,922,352	\$ 16,387,238
City's proportion of the net pension liability (asset) as a percentage of its covered payroll	9.91%	65.33%	29.20%	8.52%	21.26%	28.23%	8.26%	0.43%	30.38%	25.23%
Plan fiduciary net position as a percentage of the total pension liability	97.63%	116.16%	106.72%	101.94%	95.23%	106.34%	98.21%	100.10%	106.80%	105.80%

Source: Fire & Police Pension Association of Colorado (FPPA) Schedule of Employer

Contributions and Schedule of Collective Pension Amounts

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end)

Note: Plan was combined with the Statewide Hybrid Plan effective 1/1/2023. See Statewide Retirement Plan for current year information

See accompanying notes to required supplementary information for cost sharing multiple employer plans (page 130).

CITY OF AURORA, COLORADO

FPPA - STATEWIDE DEFINED BENEFIT PLAN (SWDB)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily required contribution	\$ 3,949,937	\$ 3,304,265	\$ 2,796,910	\$ 2,712,980	\$ 2,563,305	\$ 2,276,759	\$ 2,063,646	\$ 1,939,286	\$ 1,862,421	\$ 1,638,586
Actual contributions	3,949,937	3,304,265	2,796,910	2,712,980	2,563,305	2,279,200	2,064,361	1,939,286	1,862,421	1,638,586
Contribution deficiency (excess)	\$ —	\$ —	\$ —	\$ —	\$ —	\$ (2,441)	\$ (715)	\$ —	\$ —	\$ —
Covered payroll	\$ 42,839,486	\$ 37,807,461	\$ 33,469,199	\$ 31,389,368	\$ 28,874,495	\$ 25,292,622	\$ 22,483,227	\$ 20,708,743	\$ 19,546,055	\$ 16,922,352
Contributions as a percentage of covered payroll	9.22%	8.74%	8.36%	8.64%	8.88%	9.01%	9.18%	9.36%	9.53%	9.68%

Information above is presented as of the city's fiscal year-end.

Actuarial valuations done every year. Actuarial assumptions effective for valuations prior to January 1, 2023 were used in the determination of the actuarially determined contributions as of December 31, 2022, which represents contributions required in 2023.

Note: Plan was combined with the Statewide Hybrid Plan effective 1/1/2023. See Statewide Retirement Plan for current year information

See accompanying notes to required supplementary information for cost sharing multiple employer plans (page 130).

CITY OF AURORA, COLORADO

FPPA - STATEWIDE HYBRID PLAN (SWH)
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City's % proportion of the net pension liability (asset)	15.27%	17.52%	18.66%	19.96%	19.96%	21.68%	30.60%	32.20%	31.55%	31.48%
City's proportion of the net pension liability (asset)	\$ (222,660)	\$ (6,643,870)	\$ (5,131,905)	\$ (3,887,670)	\$ (2,755,129)	\$ (4,239,730)	\$ (3,330,949)	\$ (3,391,938)	\$ (3,741,511)	\$ (3,211,312)
Covered payroll	\$ 2,707,740	\$ 2,830,423	\$ 3,018,088	\$ 3,034,117	\$ 3,029,758	\$ 3,157,605	\$ 3,768,817	\$ 4,038,631	\$ 3,719,203	\$ 3,870,544
City's proportion of the net pension liability (asset) as a percentage of its covered payroll	8.22%	234.73%	170.04%	128.13%	90.94%	134.27%	88.38%	83.99%	100.60%	82.97%
Plan fiduciary net position as a percentage of the total pension liability	101.38%	149.01%	137.99%	130.06%	123.50%	138.90%	127.50%	129.40%	140.60%	139.00%

Source: Fire & Police Pension Association of Colorado (FPPA) Schedule of Employer Contributions and Schedule of Collective Pension Amounts

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end)

Note: Plan was combined with the Statewide Defined Benefit Plan effective 1/1/2023. See Statewide Retirement Plan for current year information

See accompanying notes to required supplementary information for cost sharing multiple employer plans (page 130)

CITY OF AURORA, COLORADO

FPPA - STATEWIDE HYBRID PLAN (SWH)
SCHEDULE OF EMPLOYER CONTRIBUTIONS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily required contribution	\$ 267,929	\$ 295,398	\$ 329,793	\$ 316,899	\$ 318,581	\$ 318,114	\$ 331,548	\$ 395,726	\$ 424,084	\$ 390,519
Actual contributions	267,929	295,398	329,793	316,899	318,581	318,114	331,548	395,726	424,084	390,519
Contribution deficiency (excess)	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
Covered payroll	\$ 2,552,896	\$ 2,707,740	\$ 2,830,423	\$ 3,018,088	\$ 3,034,117	\$ 3,029,758	\$ 3,157,605	\$ 3,768,817	\$ 4,038,631	\$ 3,719,203
Contributions as a percentage of covered payroll	10.50%	10.91%	11.65%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%

Information above is presented as of the city's fiscal year-end.

Note: Plan was combined with the Statewide Hybrid Plan effective 1/1/2023. See Statewide Retirement Plan for current year information

Actuarial valuations done every year. Actuarial assumptions effective for valuations prior to January 1, 2023 were used in the determination of the actuarially determined contributions as of December 31, 2022, which represents contributions required in 2023.

See accompanying notes to required supplementary information for cost sharing multiple employer plans (page 130).

CITY OF AURORA, COLORADO
OTHER POST EMPLOYMENT BENEFITS (OPEB)
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS (not subjected to auditing procedures)
LAST 10 FISCAL YEARS *

	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability							
Service cost	\$ 1,462,096	\$ 1,877,409	\$ 1,201,917	\$ 1,183,189	\$ 777,913	\$ 1,073,971	\$ 1,038,255
Interest cost	872,413	538,407	459,867	534,545	781,154	675,782	766,088
Benefit changes	—	—	—	—	—	—	(4,042,714)
Differences between expected and actual experience	(4,455,824)	—	(688,848)	—	(4,365,646)	—	(1,559,817)
Assumption changes	975,744	(3,487,633)	3,959,489	938,851	4,442,124	(991,260)	2,281,170
Benefit payments	(1,163,193)	(1,231,133)	(1,095,897)	(1,062,422)	(932,917)	(1,176,498)	(1,111,127)
Net change in total OPEB liability	(2,308,764)	(2,302,950)	3,836,528	1,594,163	702,628	(418,005)	(2,628,145)
Total OPEB liability - beginning	22,571,458	24,874,408	21,037,880	19,443,717	18,741,089	19,159,094	21,787,239
Total OPEB liability - ending	\$ 20,262,694	\$ 22,571,458	\$ 24,874,408	\$ 21,037,880	\$ 19,443,717	\$ 18,741,089	\$ 19,159,094
Covered employee payroll	\$ 340,415,106	\$ 312,126,411	\$ 295,375,184	\$ 267,239,788	\$ 259,017,685	\$ 246,766,375	\$ 230,731,040
City's total OPEB liability as a percentage of covered employee payroll	5.95%	7.23%	8.42%	7.87%	7.51%	7.59%	8.30%

Source: Arthur J. Gallagher & Co. GASB 75 report

Information above is presented as of the measurement date (December 31 of the previous fiscal year-end).

* Information not currently available for prior years; additional years will be displayed as they become available.

Notes to Schedule

Actuarial valuations done every odd-numbered year on 1/1/20XX with a rollforward done every even-numbered year on 1/1/20XX.

No assets are accumulated in a trust that meets the criteria of paragraph 4 of GASB Statement No. 75.

Valuation date:

December 31, 2023

Methods and assumptions used to determine OPEB liability:

Actuarial cost method
Discount rate (1)
Projected salary increases
Health care cost trend

Entry age normal
6.26%
3.50%
6.75% to 4% grading down by
0.25% annually
PUB-2010 headcount weighted base
mortality table, projected generationally
using Scale MP-2021, applied on a
gender-specific and job class basis

Mortality

(1) The discount rate is based on the index rate for 20-year tax-exempt general obligation bonds with an average rating of AA/Aa or higher (Bond Buyer 20-Bond GO Index as of December 31, 2023).

Changes in Assumptions:

As of the 2023 actuarial valuation, the discount rate assumption changed from 3.72% to 3.26% and the retirement rates were updated to the rates from the GERP plan as of January 1, 2021

As of the 2022 rollforward, the discount rate assumption changed from 2.06% to 3.72% and the health care cost trend rate assumption changed from 7.25% to 4.00% grading down by 0.25% annually to 4% grading down by 0.25% annually

As of the 2021 actuarial valuation, the discount rate assumption changed from 2.12% to 2.06%, the health care cost trend rate assumption changed from 6.00% to 4.5% grading down by 0.5% annually to 7.25% to 4.00% grading down by 0.25% annually and the mortality assumption changed from PUB-2010 mortality table with generational scale MP-2019 to PUB-2010 headcount weighted base mortality table projected generationally using scale MP-2021 applied on a gender-specific and job class basis.

As of the 2020 rollforward, the discount rate assumption changed from 2.74% to 2.12%.

As of the 2019 actuarial valuation, the discount rate assumption changed from 4.10% to 2.74% and the mortality assumption changed from RP-2014 mortality table with generational scale MP-2016 to PUB-2010 mortality table with generational scale MP-2019 to reflect the Society of Actuaries' recent mortality study.

As of the 2018 rollforward, the discount rate assumption changed from 3.44% to 4.10%.

As of the 2017 actuarial valuation, the discount rate assumption changed from 4.00% to 3.44% and the mortality assumption changed from RP-2014 projected to 2025 using scale MP-14 to RP-2014 Generational Mortality Table projected using scale MP-16.



CITY OF AURORA, COLORADO

GENERAL FUND

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) (not subjected to auditing procedures)

FOR THE YEAR ENDED DECEMBER 31, 2024

	General Fund			
	Budgets		Budgetary	Variance
	Original	Final	Actual	with Final
SOURCES				
Taxes				
Property	\$ 54,214,420	\$ 54,214,420	\$ 54,752,408	\$ 537,988
Sales	293,462,333	293,462,333	292,675,825	(786,508)
Use	63,837,608	63,837,608	62,052,209	(1,785,399)
Lodgers	9,273,888	9,273,888	8,543,112	(730,776)
Franchise	17,306,979	17,306,979	16,869,338	(437,641)
Other	15,639,432	15,639,432	22,951,275	7,311,843
Total taxes	453,734,660	453,734,660	457,844,167	4,109,507
Intergovernmental	16,193,540	17,504,697	19,706,903	2,202,206
Licenses and permits	4,828,130	4,828,130	5,174,886	346,756
Charges for services	21,598,892	21,598,892	22,057,972	459,080
Fines and forfeitures	2,387,919	2,387,919	2,658,812	270,893
Investment income	4,439,142	4,439,142	6,250,635	1,811,493
Other revenues	3,783,855	3,783,855	4,415,480	631,625
Proceeds from sale of assets	—	—	267,101	267,101
Transfers in	—	—	102,708	102,708
TOTAL SOURCES	506,966,138	508,277,295	518,478,664	10,201,369
USES				
Operating Costs				
Municipal Court				
Judicial	3,686,953	3,731,818	3,731,207	611
Court Administration	14,133,653	15,556,597	15,147,773	408,824
Public Defender	2,257,958	2,275,158	2,190,297	84,861
Total municipal court	20,078,564	21,563,573	21,069,277	494,296
City Attorney	9,990,745	10,013,487	9,804,713	208,774
General Management Group				
City Council	1,626,411	1,629,411	1,469,955	159,456
Civil Service	715,191	784,677	783,816	861
General Management	4,870,768	4,721,827	4,721,456	371
Human Resources	1,375,035	1,588,135	1,683,032	(94,897)
Total general management group	8,587,405	8,724,050	8,658,259	65,791
Administrative Services Group				
Communications	4,538,276	4,594,202	4,552,218	41,984
Human Resources	4,854,644	5,178,124	5,078,611	99,513
Finance	10,833,352	11,719,696	11,719,608	88
Information Technology	25,866,451	28,118,681	28,118,245	436
Aurora Water	617,999	600,832	539,986	60,846
Total administrative services group	46,710,722	50,211,535	50,008,668	202,867

(continued)

	General Fund			
	Budgets		Budgetary	Variance
	Original	Final	Actual	with Final
<i>Operations Group</i>				
General Management	7,357,120	7,357,120	6,525,512	831,608
Library and Cultural Services	7,280,756	7,717,228	7,717,182	46
Public Works	34,474,875	33,505,594	33,015,988	489,606
Parks, Recreation and Open Space	18,911,436	18,522,983	18,494,590	28,393
Housing and Community Services	12,368,428	12,518,836	11,788,644	730,192
Planning and Development Services	5,949,778	5,986,479	5,907,993	78,486
Total operations group	86,342,393	85,608,240	83,449,909	2,158,331
<i>Police/Fire Group</i>				
Police	155,786,769	156,034,779	155,888,037	146,742
Aurora911	9,463,647	9,481,847	9,313,964	167,883
Fire	86,337,983	89,322,392	89,322,441	(49)
Total police/fire group	251,588,399	254,839,018	254,524,442	314,576
<i>Non-departmental</i>	85,494,926	91,606,557	89,462,046	2,144,511
TOTAL USES	508,793,154	522,566,460	516,977,314	5,589,146
CHANGE IN FUNDS AVAILABLE	(1,827,016)	(14,289,165)	1,501,350	15,790,515
FUNDS AVAILABLE - January 1	107,852,506	107,852,506	107,852,506	—
FUNDS AVAILABLE - December 31	<u>\$ 106,025,490</u>	<u>\$ 93,563,341</u>	109,353,856	<u>\$ 15,790,515</u>
Less: Restricted for emergencies (TABOR)			(10,750,545)	
Committed to reserves (10% Policy)			(43,867,311)	
FUNDS AVAILABLE FOR APPROPRIATION AFTER RESTRICTIONS, AND COUNCIL COMMITMENTS - December 31			<u>\$ 54,736,000</u>	
RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE				
FUNDS AVAILABLE (BUDGETARY BASIS) - December 31			\$ 109,353,856	
Assets not available for appropriation			1,801,711	
Sales, use and lodgers tax accrual			35,757,058	
Current year encumbrances			11,398,574	
Adjustment of investments to fair value			(395,686)	
Asset held for resale value reassessment			(5,511,000)	
Inventories			—	
Adjustment for fund perspective difference			17,501,956	
FUND BALANCE (U.S. GAAP BASIS) - DECEMBER 31			<u>\$ 169,906,469</u>	

(concluded)

1. COST SHARING MULTIPLE EMPLOYER PLANS

Changes in actuarial assumptions:

FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions at least every five years.

FPPA – Statewide Defined Benefit Plan and Statewide Hybrid Plan

Changes in actuarial assumptions effective in 2023: The mortality tables were updated and non-disabled retirees use the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The preretirement off-duty mortality tables were adjusted to 60% of the MP-2020 mortality tables for active employees.

Changes in actuarial assumptions effective for 2019: The real return on investments assumption was reduced from 5.0% to 4.50% while the inflation assumption remained unchanged at 2.50% for a reduced overall nominal investment return of 7.00% from 7.50%. In addition, the productivity component of the salary scale assumption increased from 1.50% to 1.75%; when combined with the 2.50% inflation rate, this creates an ultimate salary scale assumption of 4.25%. For demographic assumptions, the blue collar adjustment was removed from the mortality tables being used and the mortality projection scale was updated from Scale BB to the ultimate rates of the MP-2017 projection scale. In addition, disability rates were increased for members covered by a defined benefit program and retirement rates were slightly modified to reflect increased retirement utilization for low service members and slightly decreased normal retirement rates after age 55.

Changes in actuarial assumptions effective for 2016: The inflation assumption was reduced from 3.0% to 2.5% while the real return on investments was increased to 5.0% from 4.5% for an overall nominal investment return of 7.5% which is unchanged from the prior year. In addition, an explicit charge for administrative expenses was added in the actuarial contribution calculation, the base mortality tables were revised with the explicit assumption for increasing longevity in the future to reflect current mortality studies and the expected incidence of total disability was increased.

Changes in actuarial assumptions effective for 2014: The married assumption for active members was increased from 80% to 85% to reflect the passage of the Colorado Civil Union Act.

Benefit changes:

FPPA – Statewide Defined Benefit Plan

Benefit changes effective for 2020: The Rule of 80 was implemented for normal retirement eligibility.

Benefit changes effective for 2015: A 0.61% benefit adjustment was granted to all retirees and beneficiaries of the plan who retired on or before October 1, 2014.

FPPA – Statewide Hybrid Plan

Benefit changes effective for 2023: For service credit granted through December 31, 2022, the benefit factor used to calculate the member's retirement benefit is 1.90% of the average of the member's highest three year's pensionable earnings.

Benefit changes effective for 2015: A 3.00% benefit adjustment was granted to all retirees and beneficiaries of the plan who retired on or before October 1, 2014.

2. BUDGETARY INFORMATION

The city adopts annual operating appropriations each year. Operating costs are controlled at the fund and department level for the General Fund. Expenditures may not exceed appropriations at those levels. Annual operating appropriations lapse at year-end except for amounts that are encumbered (encumbrances are commitments on purchase orders that remain open at year-end) while annual project-length budgets are carried forward. Since expenditures may not legally exceed budgeted appropriations, appropriation amendments require City Council approval by ordinance. Budget transfers within a department may be made with administrative approval. Transfers between departments require City Council approval by resolution or ordinance.

The city budgets on a "funds available" basis. Budgetary basis revenues and other financing sources are considered increases in funds available and budgetary basis expenditures and other financing uses are considered uses of funds available. In general, funds available are defined as current assets minus current liabilities. The city's budget disclosure presents funds available, which are available for general purposes.

Budgets for the General Fund are reported on the same basis as described above, except as follows:

- a) Assets not available for appropriation, debt service reserves for which the city has pledged a moral obligation, are not considered to be available funds.
- b) Sales, use, and lodgers taxes are considered revenue when received rather than when earned.
- c) Encumbrances are treated as expenditures in the year they are encumbered, not when the expenditure occurs.
- d) Changes in investment income due to recording investments at fair value are not budgeted.
- e) Reassessment of asset held for resale does not affect funds available as the value will be recouped either through asset sales or tax increment returning to the city.
- f) Inventory (assets held for resale) are not considered to be available funds.
- g) Adjustment for fund perspective difference results from the Designated Revenue Fund being budgeted as a special revenue fund but it does not qualify as a special revenue fund under GAAP and is, thus, reported as part of the General Fund.

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Combining and Individual Fund Statements and Schedules

SPECIAL REVENUE FUNDS

Special revenue funds account for revenues from specific sources that are required legally or by management decision to be used for particular activities other than debt service or capital projects. General funds of blended component units are also considered Special Revenue Funds.

Gifts and Grants Fund

The Gifts and Grants Fund accounts for various gifts and grants where the size or length of time of the funding source does not warrant a separate fund.

Development Review Fund

The Development Review Fund accounts for revenues from development related fees for various plan reviews, inspections/permits and similar services. Expenditures are made to cover the costs of the development review process and to fund organizations that promote economic growth and development within the city.

Marijuana Tax Revenue Fund

The Marijuana Tax Revenue Fund accounts for marijuana-related sales and excise tax. Monies are set aside for Council's determination of use as identified during the annual budget process.

Community Development Fund

The Community Development Fund accounts for revenues and expenditures from grants and other monies received from the United States Department of Housing and Urban Development.

Enhanced E-911 Fund

The Enhanced E-911 Fund accounts for revenues derived from special telephone surcharges. Monies are used to purchase and maintain enhanced E-911 equipment and related activities.

Conservation Trust Fund

The Conservation Trust Fund accounts for lottery proceeds that are received from the State of Colorado. These monies are used for the development and renovation of qualifying parks and recreation facilities and infrastructure.

Parks Development Fund

The Parks Development Fund accounts for annexation fees and payments from developers that are required to be used for the creation of city parks.

Non-Major Governmental Funds



Open Space Fund

The Open Space Fund accounts for dedicated use tax revenues received from both Arapahoe County and Adams County that are required to be used for parks construction and maintenance and the acquisition of open space within that portion of the city of Aurora located in each of the respective counties.

Recreation Services Fund

The Recreation Services Fund accounts for recreational services provided to citizens. Funding for these services are from user fees and General Fund transfers.

Cultural Services Fund

The Cultural Services Fund accounts for revenues from fees, donations, grant funds from the Scientific and Cultural Facilities District (SCFD) and other grantors, proceeds from the Art in Public Places (AIPP) ordinance and General Fund transfers. Expenditures are made to provide cultural-related services to citizens.

Parking and Mobility Fund

The Parking and Mobility Fund accounts for revenues derived from parking on the RTD “R” line. These monies are used for parking management, safe parking environments, and to support transit oriented developments.

Peoria Park Fence General Improvement District (GID)

The Peoria Park Fence GID, a blended component unit, accounts for debt service and repairs and maintenance related to the masonry fence constructed in this neighborhood. Funding is from property tax assessed on the related properties.

Meadow Hills Fence General Improvement District (GID)

The Meadow Hills Fence GID, a blended component unit, accounts for debt service and repairs and maintenance related to the masonry fence constructed in this neighborhood. Funding is from property tax assessed on the related properties.

Cherry Creek Fence General Improvement District (GID)

The Cherry Creek Fence GID, a blended component unit, accounts for debt service and repairs and maintenance related to the masonry fence constructed in this neighborhood. Funding is from property tax assessed on the related properties.



Aurora Conference Center General Improvement District (GID)

The Aurora Conference Center GID, a blended component unit, accounts for the incentives for a conference center and related improvements. Funding is from property tax assessed on the related properties.

Pier Point 7 Sewer General Improvement District (GID)

The Pier Point 7 Sewer GID, a blended component unit, accounts for debt service and construction and installation of essential sanitary sewer system improvements within the District. Funding is from property tax assessed on the related properties.

Cobblewood Street General Improvement District (GID)

The Cobblewood Street GID, a blended component unit, accounts for debt service and street improvements in this neighborhood. Funding is from property tax assessed on the related properties.

Aurora Urban Renewal Authority (AURA) General Fund

The AURA General Fund, a blended component unit, accounts for activities related to urban renewal areas that have no debt outstanding. Funding is from tax revenues pledged to redevelopment and fees for services.

DEBT SERVICE FUNDS

Debt service funds account for the accumulation of resources to pay principal, interest and agency fees on governmental long-term debt.

Aurora Urban Renewal Authority (AURA) Debt Service Fund

The city created AURA to redevelop and support areas within the city that are considered blighted. This fund accounts for the payment of principal, interest, and agency fees for the AURA tax increment revenue bonds. Monies in excess of those needed for the repayment of the revenue bonds may be used to pay other obligations of AURA.

Aurora Capital Leasing Corporation (ACLC) Debt Service Fund

ACLC, a blended component unit, is a non-profit corporation established to finance the construction of city facilities, public safety vehicles, public works equipment, and communications systems. This fund accounts for the principal and interest payments on certificates of participation issued by ACLC. Revenues are from lease payments (transfers) from the General Fund.



CAPITAL PROJECTS FUNDS

Capital projects funds account for financial resources used for the construction and acquisition of major capital projects.

Transportation Maintenance Fund

The Transportation Maintenance Fund accounts for transportation maintenance activities for the following ongoing city maintenance programs: Concrete Repair, Street Asphalt Overlay, Chip Seal/Crack Seal and Street Reconstruction.

Aurora Capital Leasing Corporation (ACLC) Capital Projects Fund

The ACLC Capital Projects Fund accounts for financial resources used by ACLC for the construction of city facilities, public safety vehicles, public works equipment, and communications systems. Funding for these projects is provided by proceeds of certificates of participation issued by ACLC and general revenues of the city.

CITY OF AURORA, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2024

	Special Revenue				
	Formerly Major Fund Gifts and Grants	Development Review	Marijuana Tax Revenue	Community Development	Enhanced E-911
ASSETS					
Cash and cash equivalents	\$ —	\$ 23,372	\$ 16,247	\$ —	\$ —
Investments	—	8,608,872	5,984,287	—	—
<i>Receivables (net of allowance)</i>					
Taxes receivable	—	—	943,573	—	—
Accounts receivable	—	—	—	—	—
Other receivables	—	2,242	—	—	—
Due from other funds	—	—	—	—	—
<i>Restricted assets</i>					
Cash and cash equivalents	16,340,082	—	—	1,204,536	25,371
Investments	21,764,724	—	—	—	9,345,313
Taxes receivable	—	—	—	—	—
Accounts receivable	43,815	—	—	—	—
Interest receivable	—	—	—	—	—
Due from other governments	4,074,953	—	—	1,782,997	—
Other receivables	2,843,755	—	—	—	928,086
Inventory	151,529	—	—	—	—
Assets acquired for resale	—	—	—	—	—
Notes receivable	790,069	—	—	10,678,880	—
Total assets	<u>\$ 46,008,927</u>	<u>\$ 8,634,486</u>	<u>\$ 6,944,107</u>	<u>\$ 13,666,413</u>	<u>\$ 10,298,770</u>
LIABILITIES					
Accounts payable	\$ 8,952,220	\$ 252,739	\$ 196,305	\$ 15,788	\$ 187,139
Accrued interest	—	—	—	—	—
Deposits held	14,490	—	—	—	—
Due to other funds	—	—	—	—	—
Interfund loan payable	—	—	—	—	—
Unearned revenues	27,543,864	—	—	—	—
Total liabilities	<u>36,510,574</u>	<u>252,739</u>	<u>196,305</u>	<u>15,788</u>	<u>187,139</u>
DEFERRED INFLOWS OF RESOURCES					
	<u>790,069</u>	<u>—</u>	<u>—</u>	<u>10,678,880</u>	<u>—</u>
FUND BALANCES					
Restricted	8,708,284	—	—	2,971,745	10,111,631
Committed	—	8,381,747	483,084	—	—
Assigned	—	—	6,264,718	—	—
Total fund balances	<u>8,708,284</u>	<u>8,381,747</u>	<u>6,747,802</u>	<u>2,971,745</u>	<u>10,111,631</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 46,008,927</u>	<u>\$ 8,634,486</u>	<u>\$ 6,944,107</u>	<u>\$ 13,666,413</u>	<u>\$ 10,298,770</u>

(continued)

CITY OF AURORA, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2024

	Special Revenue				
	Conservation Trust	Parks Development	Open Space	Recreation Services	Cultural Services
ASSETS					
Cash and cash equivalents	\$ —	\$ —	\$ —	\$ 1,682,525	\$ 3,379,742
Investments	—	—	—	3,461,529	—
<i>Receivables (net of allowance)</i>					
Taxes receivable	—	—	—	—	—
Accounts receivable	—	—	—	83,388	52,696
Other receivables	1,100	—	—	994	984
Due from other funds	—	—	—	—	—
<i>Restricted assets</i>					
Cash and cash equivalents	33,965	78,373	85,174	—	17,018
Investments	12,510,520	28,868,012	31,372,858	—	—
Taxes receivable	—	—	—	—	—
Accounts receivable	—	494,077	—	—	—
Interest receivable	—	—	—	—	—
Due from other governments	1,175,860	—	—	—	106,164
Other receivables	258,724	362,214	923,153	—	—
Inventory	—	—	—	—	—
Assets acquired for resale	—	—	—	—	—
Notes receivable	—	—	—	—	—
Total assets	<u>\$ 13,980,169</u>	<u>\$ 29,802,676</u>	<u>\$ 32,381,185</u>	<u>\$ 5,228,436</u>	<u>\$ 3,556,604</u>
LIABILITIES					
Accounts payable	\$ 183,357	\$ 11,855	\$ 621,804	\$ 617,543	\$ 134,382
Accrued interest	—	—	—	1,957	—
Deposits held	—	—	—	15,644	—
Due to other funds	—	—	—	191,746	16,892
Interfund loan payable	—	—	—	—	—
Unearned revenues	—	—	—	444,809	127,060
Total liabilities	<u>183,357</u>	<u>11,855</u>	<u>621,804</u>	<u>1,271,699</u>	<u>278,334</u>
DEFERRED INFLOWS OF RESOURCES	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>52,445</u>
FUND BALANCES					
Restricted	13,796,812	29,790,821	31,759,381	—	40,604
Committed	—	—	—	—	3,145,135
Assigned	—	—	—	3,956,737	40,086
Total fund balances	<u>13,796,812</u>	<u>29,790,821</u>	<u>31,759,381</u>	<u>3,956,737</u>	<u>3,225,825</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 13,980,169</u>	<u>\$ 29,802,676</u>	<u>\$ 32,381,185</u>	<u>\$ 5,228,436</u>	<u>\$ 3,556,604</u>

(continued)

CITY OF AURORA, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2024

	Special Revenue				
	Parking and Mobility	Peoria Park Fence GID	Meadow Hills Fence GID	Cherry Creek Fence GID	Aurora Conference Center GID
ASSETS					
Cash and cash equivalents	\$ 398	\$ —	\$ —	\$ —	\$ —
Investments	146,584	—	—	—	—
<i>Receivables (net of allowance)</i>					
Taxes receivable	—	—	—	—	—
Accounts receivable	—	—	—	—	—
Other receivables	33,618	—	—	—	—
Due from other funds	—	—	—	—	—
<i>Restricted assets</i>					
Cash and cash equivalents	—	118,531	118,632	132,971	10,577
Investments	—	—	—	—	3,895,839
Taxes receivable	—	40,327	48,128	62,260	226,952
Accounts receivable	—	—	—	—	—
Interest receivable	—	—	—	—	—
Due from other governments	—	243	286	383	34,273
Other receivables	—	—	—	—	—
Inventory	—	—	—	—	—
Assets acquired for resale	—	—	—	—	—
Notes receivable	—	—	—	—	—
Total assets	<u>\$ 180,600</u>	<u>\$ 159,101</u>	<u>\$ 167,046</u>	<u>\$ 195,614</u>	<u>\$ 4,167,641</u>
LIABILITIES					
Accounts payable	\$ 156,150	\$ —	\$ —	\$ —	\$ —
Accrued interest	—	—	—	—	—
Deposits held	—	—	—	—	—
Due to other funds	—	—	—	—	—
Interfund loan payable	—	—	—	—	—
Unearned revenues	—	—	—	—	—
Total liabilities	<u>156,150</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
DEFERRED INFLOWS OF RESOURCES					
	<u>—</u>	<u>40,327</u>	<u>48,128</u>	<u>62,260</u>	<u>226,952</u>
FUND BALANCES					
Restricted	—	118,774	118,918	133,354	3,940,689
Committed	24,450	—	—	—	—
Assigned	—	—	—	—	—
Total fund balances	<u>24,450</u>	<u>118,774</u>	<u>118,918</u>	<u>133,354</u>	<u>3,940,689</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 180,600</u>	<u>\$ 159,101</u>	<u>\$ 167,046</u>	<u>\$ 195,614</u>	<u>\$ 4,167,641</u>

(continued)

CITY OF AURORA, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2024

	Special Revenue			Debt Service	
	Pier Point 7 Sewer GID	Cobblewood Street GID	AURA General	AURA Debt Service	ACLC Debt Service
ASSETS					
Cash and cash equivalents	\$ —	\$ —	\$ —	\$ —	\$ 1,843
Investments	—	—	—	—	678,864
<i>Receivables (net of allowance)</i>					
Taxes receivable	—	—	—	—	—
Accounts receivable	—	—	—	—	—
Other receivables	—	—	—	—	—
Due from other funds	—	—	—	—	—
<i>Restricted assets</i>					
Cash and cash equivalents	268,376	93,648	735,399	15,707	5,995
Investments	—	—	55,995,109	5,785,695	480,751
Taxes receivable	205,698	33,254	48,037,900	4,049,000	—
Accounts receivable	—	—	—	—	—
Interest receivable	—	—	—	127,969	—
Due from other governments	1,212	196	—	—	—
Other receivables	—	—	59,874	—	—
Inventory	—	—	—	—	—
Assets acquired for resale	—	—	2,094,624	9,145,874	—
Notes receivable	—	—	63,364	3,291,082	—
Total assets	<u>\$ 475,286</u>	<u>\$ 127,098</u>	<u>\$ 106,986,270</u>	<u>\$ 22,415,327</u>	<u>\$ 1,167,453</u>
LIABILITIES					
Accounts payable	\$ —	\$ —	\$ 4,884,829	\$ 92,626	\$ —
Accrued interest	—	—	—	—	—
Deposits held	—	—	—	642,469	—
Due to other funds	—	—	—	—	—
Interfund loan payable	—	—	—	11,794,000	—
Unearned revenues	—	—	—	—	—
Total liabilities	<u>—</u>	<u>—</u>	<u>4,884,829</u>	<u>12,529,095</u>	<u>—</u>
DEFERRED INFLOWS OF RESOURCES	<u>205,698</u>	<u>33,254</u>	<u>48,101,264</u>	<u>4,176,969</u>	<u>—</u>
FUND BALANCES					
Restricted	269,588	93,844	54,000,177	5,709,263	489,246
Committed	—	—	—	—	—
Assigned	—	—	—	—	678,207
Total fund balances	<u>269,588</u>	<u>93,844</u>	<u>54,000,177</u>	<u>5,709,263</u>	<u>1,167,453</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 475,286</u>	<u>\$ 127,098</u>	<u>\$ 106,986,270</u>	<u>\$ 22,415,327</u>	<u>\$ 1,167,453</u>

(continued)

CITY OF AURORA, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2024

	Capital Projects		
	Transportation Maintenance	ACLIC Capital Projects	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 60,605	\$ 562,409	\$ 5,727,141
Investments	22,397,118	8,253,465	49,530,719
<i>Receivables (net of allowance)</i>			
Taxes receivable	—	—	943,573
Accounts receivable	—	—	136,084
Other receivables	—	—	38,938
Due from other funds	1,055,586	—	1,055,586
<i>Restricted assets</i>			
Cash and cash equivalents	—	3,045,500	22,329,855
Investments	—	11,015,180	181,034,001
Taxes receivable	—	—	52,703,519
Accounts receivable	—	—	537,892
Interest receivable	—	—	127,969
Due from other governments	—	—	7,176,567
Other receivables	—	—	5,375,806
Inventory	—	—	151,529
Assets acquired for resale	—	—	11,240,498
Notes receivable	—	—	14,823,395
Total assets	<u>\$ 23,513,309</u>	<u>\$ 22,876,554</u>	<u>\$ 352,933,072</u>
LIABILITIES			
Accounts payable	\$ 3,889,589	\$ 778,516	\$ 20,974,842
Accrued interest	—	—	1,957
Deposits held	—	—	672,603
Due to other funds	—	1,055,586	1,264,224
Interfund loan payable	—	—	11,794,000
Unearned revenues	—	—	28,115,733
Total liabilities	<u>3,889,589</u>	<u>1,834,102</u>	<u>62,823,359</u>
DEFERRED INFLOWS OF RESOURCES			
	<u>—</u>	<u>—</u>	<u>64,416,246</u>
FUND BALANCES			
Restricted	—	12,430,628	174,483,759
Committed	—	—	12,034,416
Assigned	<u>19,623,720</u>	<u>8,611,824</u>	<u>39,175,292</u>
Total fund balances	<u>19,623,720</u>	<u>21,042,452</u>	<u>225,693,467</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 23,513,309</u>	<u>\$ 22,876,554</u>	<u>\$ 352,933,072</u>

(concluded)

CITY OF AURORA, COLORADO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue				
	Formerly Major Fund Gifts and Grants	Development Review	Marijuana Tax Revenue	Community Development	Enhanced E-911
REVENUES					
<i>Taxes</i>					
Sales and use	\$ —	\$ —	\$ 9,583,992	\$ —	\$ —
Property	—	—	—	—	—
Lodgers	—	—	—	—	—
Occupational privilege	—	—	—	—	—
Other	—	—	657,641	—	—
Charges for services	104,667	9,033,070	—	489,929	—
Licenses and permits	—	16,161,774	—	—	—
Fines and forfeitures	—	—	—	—	—
Intergovernmental	51,517,433	—	1,664,562	4,362,480	—
Surcharges	—	—	—	—	9,748,210
Miscellaneous	1,306,167	12,985	—	—	—
Investment returns	2,104,669	430,243	474,155	—	360,766
Total revenues	55,032,936	25,638,072	12,380,350	4,852,409	10,108,976
EXPENDITURES					
<i>Current</i>					
General government	15,406,175	5,146,274	—	—	—
Judicial	309,293	—	—	—	—
Police	2,857,307	—	—	—	—
Fire	308,951	—	—	—	—
Other public safety	63,722	—	—	—	13,061,836
Public works	—	16,963	—	—	—
Economic development	398,530	22,428,283	—	—	—
Community services	1,299,869	—	3,796,363	5,329,462	—
Culture and recreation	939,790	—	—	—	—
<i>Debt service</i>					
Principal	—	—	—	—	—
Interest	—	—	—	—	—
Capital outlay	30,376,751	78,915	—	1,183,258	86,798
Total expenditures	51,960,388	27,670,435	3,796,363	6,512,720	13,148,634
Excess (deficiency) of revenues over (under) expenditures	3,072,548	(2,032,363)	8,583,987	(1,660,311)	(3,039,658)
OTHER FINANCING SOURCES (USES)					
Transfers in	—	—	—	238,220	6,621,358
Transfers out	(187,000)	—	(9,993,700)	—	(1,816,557)
Issuance of debt - financed purchase agreements	—	—	—	—	—
Sale of capital assets	19,420	—	—	—	—
Total other financing sources (uses)	(167,580)	—	(9,993,700)	238,220	4,804,801
NET CHANGE IN FUND BALANCES	2,904,968	(2,032,363)	(1,409,713)	(1,422,091)	1,765,143
FUND BALANCES - January 1, as previously reported	—	10,414,110	8,157,515	4,393,836	8,346,488
Change within financial reporting entity (major to nonmajor fund)	5,803,316	—	—	—	—
FUND BALANCES - January 1, as adjusted	5,803,316	10,414,110	8,157,515	4,393,836	8,346,488
FUND BALANCES - December 31	\$ 8,708,284	\$ 8,381,747	\$ 6,747,802	\$ 2,971,745	\$ 10,111,631

(continued)

CITY OF AURORA, COLORADO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue				
	Conservation Trust	Parks Development	Open Space	Recreation Services	Cultural Services
REVENUES					
<i>Taxes</i>					
Sales and use	\$ —	\$ —	\$ —	\$ —	\$ —
Property	—	—	—	—	—
Lodgers	—	—	—	—	—
Occupational privilege	—	—	—	—	—
Other	—	—	—	—	—
Charges for services	—	—	—	7,450,727	913,405
Licenses and permits	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—
Intergovernmental	4,565,460	—	14,912,836	343,827	429,035
Surcharges	—	—	—	—	—
Miscellaneous	—	1,968,460	—	147,785	81,205
Investment returns	504,794	1,168,918	1,273,655	126,746	109,426
Total revenues	5,070,254	3,137,378	16,186,491	8,069,085	1,533,071
EXPENDITURES					
<i>Current</i>					
General government	—	—	—	—	—
Judicial	—	—	—	—	—
Police	—	—	—	—	—
Fire	—	—	—	—	—
Other public safety	—	—	—	—	—
Public works	—	—	—	—	—
Economic development	—	—	—	—	—
Community services	—	—	—	—	—
Culture and recreation	2,823,024	614,227	8,062,923	16,199,531	3,700,816
<i>Debt service</i>					
Principal	—	—	—	44,575	—
Interest	—	—	—	5,285	—
Capital outlay	1,281,374	406,183	2,585,851	—	—
Total expenditures	4,104,398	1,020,410	10,648,774	16,249,391	3,700,816
Excess (deficiency) of revenues over (under) expenditures	965,856	2,116,968	5,537,717	(8,180,306)	(2,167,745)
OTHER FINANCING SOURCES (USES)					
Transfers in	—	—	—	9,189,991	2,607,099
Transfers out	(2,457)	—	(1,152,739)	—	—
Issuance of debt - financed purchase agreements	—	—	—	—	—
Sale of capital assets	—	—	—	12,694	—
Total other financing sources (uses)	(2,457)	—	(1,152,739)	9,202,685	2,607,099
NET CHANGE IN FUND BALANCES	963,399	2,116,968	4,384,978	1,022,379	439,354
FUND BALANCES - January 1, as previously reported	12,833,413	27,673,853	27,374,403	2,934,358	2,786,471
Change within financial reporting entity (major to nonmajor fund)	—	—	—	—	—
FUND BALANCES - January 1, as adjusted	12,833,413	27,673,853	27,374,403	2,934,358	2,786,471
FUND BALANCES - December 31	\$ 13,796,812	\$ 29,790,821	\$ 31,759,381	\$ 3,956,737	\$ 3,225,825

(continued)

CITY OF AURORA, COLORADO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue				
	Parking and Mobility	Peoria Park Fence GID	Meadow Hills Fence GID	Cherry Creek Fence GID	Aurora Conference Center GID
REVENUES					
<i>Taxes</i>					
Sales and use	\$ —	\$ —	\$ —	\$ —	\$ —
Property	—	41,950	49,728	65,795	235,862
Lodgers	—	—	—	—	—
Occupational privilege	—	—	—	—	—
Other	—	2,491	2,988	3,901	443,400
Charges for services	29,279	—	—	—	—
Licenses and permits	—	—	—	—	—
Fines and forfeitures	441,526	—	—	—	—
Intergovernmental	110,722	—	—	—	—
Surcharges	—	—	—	—	—
Miscellaneous	4,595	—	—	—	—
Investment returns	1,092	—	5	—	124,483
Total revenues	587,214	44,441	52,721	69,696	803,745
EXPENDITURES					
<i>Current</i>					
General government	—	629	998	1,738	3,553
Judicial	—	—	—	—	—
Police	—	—	—	—	—
Fire	—	—	—	—	—
Other public safety	—	—	—	—	—
Public works	1,355,282	—	—	—	—
Economic development	—	—	—	—	—
Community services	—	—	—	—	—
Culture and recreation	—	—	—	—	—
<i>Debt service</i>					
Principal	—	20,000	25,000	40,000	—
Interest	—	10,519	12,226	14,963	—
Capital outlay	22,483	—	—	—	—
Total expenditures	1,377,765	31,148	38,224	56,701	3,553
Excess (deficiency) of revenues over (under) expenditures	(790,551)	13,293	14,497	12,995	800,192
OTHER FINANCING SOURCES (USES)					
Transfers in	792,425	—	—	—	—
Transfers out	—	—	—	—	—
Issuance of debt - financed purchase agreements	—	—	—	—	—
Sale of capital assets	—	—	—	—	—
Total other financing sources (uses)	792,425	—	—	—	—
NET CHANGE IN FUND BALANCES	1,874	13,293	14,497	12,995	800,192
FUND BALANCES - January 1, as previously reported	22,576	105,481	104,421	120,359	3,140,497
Change within financial reporting entity (major to nonmajor fund)	—	—	—	—	—
FUND BALANCES - January 1, as adjusted	22,576	105,481	104,421	120,359	3,140,497
FUND BALANCES - December 31	\$ 24,450	\$ 118,774	\$ 118,918	\$ 133,354	\$ 3,940,689

(continued)

CITY OF AURORA, COLORADO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue			Debt Service	
	Pier Point 7 Sewer GID	Cobblewood Street GID	AURA General	AURA Debt Service	ACLIC Debt Service
REVENUES					
<i>Taxes</i>					
Sales and use	\$ —	\$ —	\$ 15,088,828	\$ 992,956	\$ —
Property	207,520	33,543	48,196,915	3,379,382	—
Lodgers	—	—	10,435,030	659,935	—
Occupational privilege	—	—	786,928	16,877	—
Other	12,522	2,031	—	—	—
Charges for services	—	—	1,071,062	—	—
Licenses and permits	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—
Intergovernmental	—	—	—	—	—
Surcharges	—	—	—	—	—
Miscellaneous	—	—	28,730	1,182,975	—
Investment returns	7,931	261	2,102,614	251,663	42,393
Total revenues	227,973	35,835	77,710,107	6,483,788	42,393
EXPENDITURES					
<i>Current</i>					
General government	3,207	504	1,080,488	—	33,072
Judicial	—	—	—	—	—
Police	—	—	—	—	—
Fire	—	—	—	—	—
Other public safety	—	—	—	—	—
Public works	—	—	294,535	—	—
Economic development	—	—	63,718,165	3,045,173	—
Community services	—	—	—	—	—
Culture and recreation	—	—	—	—	—
<i>Debt service</i>					
Principal	140,000	23,000	—	905,000	16,590,060
Interest	57,378	7,848	—	1,125,712	8,141,968
Capital outlay	—	—	—	—	—
Total expenditures	200,585	31,352	65,093,188	5,075,885	24,765,100
Excess (deficiency) of revenues over (under) expenditures	27,388	4,483	12,616,919	1,407,903	(24,722,707)
OTHER FINANCING SOURCES (USES)					
Transfers in	—	—	—	400,000	25,184,349
Transfers out	—	—	(406,521)	—	(1,165,754)
Issuance of debt - financed purchase agreements	—	—	—	—	—
Sale of capital assets	—	—	—	—	—
Total other financing sources (uses)	—	—	(406,521)	400,000	24,018,595
NET CHANGE IN FUND BALANCES	27,388	4,483	12,210,398	1,807,903	(704,112)
FUND BALANCES - January 1, as previously reported	242,200	89,361	41,789,779	3,901,360	1,871,565
Change within financial reporting entity (major to nonmajor fund)	—	—	—	—	—
FUND BALANCES - January 1, as adjusted	242,200	89,361	41,789,779	3,901,360	1,871,565
FUND BALANCES - December 31	\$ 269,588	\$ 93,844	\$ 54,000,177	\$ 5,709,263	\$ 1,167,453

(continued)

CITY OF AURORA, COLORADO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Capital Projects		Total Nonmajor Governmental Funds
	Transportation Maintenance	ACL Capital Projects	
REVENUES			
<i>Taxes</i>			
Sales and use	\$ —	\$ —	\$ 25,665,776
Property	—	—	52,210,695
Lodgers	—	—	11,094,965
Occupational privilege	—	—	803,805
Other	—	—	1,124,974
Charges for services	—	—	19,092,139
Licenses and permits	—	—	16,161,774
Fines and forfeitures	—	—	441,526
Intergovernmental	—	—	77,906,355
Surcharges	—	—	9,748,210
Miscellaneous	—	—	4,732,902
Investment returns	179,467	864,771	10,128,052
Total revenues	179,467	864,771	229,111,173
EXPENDITURES			
<i>Current</i>			
General government	—	720,653	22,397,291
Judicial	—	—	309,293
Police	—	—	2,857,307
Fire	—	—	308,951
Other public safety	—	—	13,125,558
Public works	1,066,941	220,617	2,954,338
Economic development	—	—	89,590,151
Community services	—	—	10,425,694
Culture and recreation	—	8,853	32,349,164
<i>Debt service</i>			
Principal	—	—	17,787,635
Interest	—	—	9,375,899
Capital outlay	30,737,149	10,729,932	77,488,694
Total expenditures	31,804,090	11,680,055	278,969,975
Excess (deficiency) of revenues over (under) expenditures	(31,624,623)	(10,815,284)	(49,858,802)
OTHER FINANCING SOURCES (USES)			
Transfers in	33,286,255	3,520,494	81,840,191
Transfers out	—	(2,095,646)	(16,820,374)
Issuance of debt - financed purchase agreements	—	12,946,486	12,946,486
Sale of capital assets	—	—	32,114
Total other financing sources (uses)	33,286,255	14,371,334	77,998,417
NET CHANGE IN FUND BALANCES	1,661,632	3,556,050	28,139,615
FUND BALANCES - January 1, as previously reported	17,962,088	17,486,402	191,750,536
Change within financial reporting entity (major to nonmajor fund)	—	—	5,803,316
FUND BALANCES - January 1, as adjusted	17,962,088	17,486,402	197,553,852
FUND BALANCES - December 31	\$ 19,623,720	\$ 21,042,452	\$ 225,693,467

(concluded)



Combining and Individual Fund Statements and Schedules

INTERNAL SERVICE FUNDS

Internal Service Funds account for centralized acquisition of supplies and services. Revenues are from user charges to funds and departments, which are calculated on a cost-reimbursement basis.

Fleet Management Fund

The Fleet Management Fund accounts for centralized maintenance of city owned vehicles. Operations are funded by charges to user departments.

Risk Management Fund

The Risk Management Fund accounts for centralized costs of risk retention, risk administration and excess insurance coverage for claims and judgments made against the city. Revenues are from charges to departments.

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CITY OF AURORA, COLORADO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Fleet Management	Risk Management	Total Internal Service
ASSETS			
<i>Current assets</i>			
Cash and cash equivalents	\$ 351	\$ 73,152	\$ 73,503
Investments	129,189	26,944,984	27,074,173
<i>Receivables (net of allowance)</i>			
Interest receivable	53	188,235	188,288
Due from other funds	327,788	—	327,788
Inventories	1,558,233	—	1,558,233
Total current assets	2,015,614	27,206,371	29,221,985
<i>Capital assets (net of accumulated depreciation)</i>			
Infrastructure	27,413	—	27,413
Machinery and equipment	228,821	1,745	230,566
Total capital assets	256,234	1,745	257,979
Total assets	2,271,848	27,208,116	29,479,964
LIABILITIES			
<i>Current liabilities</i>			
Accounts payable	371,000	256,890	627,890
Current portion - long-term liabilities	253,725	12,549,655	12,803,380
Total current liabilities	624,725	12,806,545	13,431,270
<i>Noncurrent liabilities</i>			
Due beyond one year	376,899	16,988,263	17,365,162
Total liabilities	1,001,624	29,794,808	30,796,432
NET POSITION			
Net investment in capital assets	256,234	1,745	257,979
Unrestricted	1,013,990	(2,588,437)	(1,574,447)
Total net position (deficit)	\$ 1,270,224	\$ (2,586,692)	\$ (1,316,468)

CITY OF AURORA, COLORADO

INTERNAL SERVICE FUNDS

**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Fleet Management	Risk Management	Total Internal Service
OPERATING REVENUES			
Charges for services	\$ 13,997,437	\$ 18,460,226	\$ 32,457,663
OPERATING EXPENSES			
Cost of sales and service	14,233,583	7,572,899	21,806,482
Claims losses	—	16,069,469	16,069,469
Administrative expenses	199,953	90,753	290,706
Depreciation	60,547	1,745	62,292
Total operating expenses	14,494,083	23,734,866	38,228,949
Operating loss	(496,646)	(5,274,640)	(5,771,286)
NONOPERATING REVENUES			
Investment returns	4,363	1,002,621	1,006,984
Miscellaneous revenues	5,986	1,630,208	1,636,194
Net nonoperating revenues	10,349	2,632,829	2,643,178
Loss before transfers	(486,297)	(2,641,811)	(3,128,108)
Transfers in	342,000	63,000	405,000
CHANGE IN NET POSITION	(144,297)	(2,578,811)	(2,723,108)
NET POSITION - January 1, as previously reported	1,447,822	232	1,448,054
Change in accounting principle - GASB 101	(33,301)	(8,113)	(41,414)
NET POSITION (deficit)			
- January 1, as adjusted or restated	1,414,521	(7,881)	1,406,640
NET POSITION (deficit) - December 31	\$ 1,270,224	\$ (2,586,692)	\$ (1,316,468)

CITY OF AURORA, COLORADO

INTERNAL SERVICE FUNDS

COMBINING STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2024

	Fleet Management	Risk Management	Total Internal Service
CASH FLOWS FROM OPERATING ACTIVITIES			
<i>Cash received from:</i>			
Customers and others	\$ 5,986	\$ 1,630,208	\$ 1,636,194
Interfund services provided and used	13,669,649	18,991,226	32,660,875
<i>Cash payments to:</i>			
Employees	(5,338,622)	(1,449,181)	(6,787,803)
Suppliers of goods and services	(8,937,703)	(19,651,861)	(28,589,564)
Net cash used in operating activities	(600,690)	(479,608)	(1,080,298)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Cash transfers in	342,000	63,000	405,000
Net cash provided by noncapital financing activities	342,000	63,000	405,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
<i>Payments for:</i>			
Capital assets	(92,675)	—	(92,675)
Net cash used in capital and related financing activities	(92,675)	—	(92,675)
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (increase) in equity in pooled investments	301,867	(3,049,542)	(2,747,675)
Interest received	340	787,265	787,605
Net cash provided by (used in) investing activities	302,207	(2,262,277)	(1,960,070)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(49,158)	(2,678,885)	(2,728,043)
TOTAL CASH AND CASH EQUIVALENTS, January 1	49,509	2,752,037	2,801,546
TOTAL CASH AND CASH EQUIVALENTS, December 31	\$ 351	\$ 73,152	\$ 73,503
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES			
Operating loss	\$ (496,646)	\$ (5,274,640)	\$ (5,771,286)
Adjustments to reconcile operating loss to net cash used in operating activities			
Depreciation	60,547	1,745	62,292
Miscellaneous nonoperating revenues	5,986	1,630,208	1,636,194
<i>Changes in operating assets and liabilities</i>			
Receivables	(327,748)	531,000	203,252
Inventories	(30,332)	—	(30,332)
Accounts payable and accrued liabilities	187,503	2,632,079	2,819,582
Total adjustments	(104,044)	4,795,032	4,690,988
Net cash used in operating activities	\$ (600,690)	\$ (479,608)	\$ (1,080,298)
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES			
Increase in fair value of investments	\$ 4,363	\$ 177,216	\$ 181,579





Combining and Individual Fund Statements and Schedules

PENSION TRUST FUNDS

Pension trust funds account for the activities and accumulation of resources to pay retirement benefits for elected officials, council appointees and employees.

General Employees' Retirement Plan Fund (GERP)

The GERP Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified city employees.

Elected Officials' and Executive Personnel Defined Benefit Plan Fund (EOEP)

The EOEP Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified elected officials and executive personnel of the city.

Executive Retirement Plan Fund (ERP)

The ERP Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified executive personnel of the city.

Old Hire Fire Plan Fund

The Old Hire Fire Plan Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified full-time fire fighters of the city hired before April 8, 1978.

Old Hire Police Plan Fund

The Old Hire Police Plan Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified full-time police officers of the city hired before April 8, 1978.

Police Retirement Plan (PRP)

The Police Retirement Plan Fund (component unit) accounts for the accumulation of resources and the payment of retirement benefits to qualified full-time police officers that have elected to become a member in the plan within the plan timeframes. The plan became effective January 1, 2022.

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CITY OF AURORA, COLORADO

PENSION TRUST FUNDS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

DECEMBER 31, 2024

	GERP	EOEP	ERP	Old Hire Fire Plan	Old Hire Police Plan	PRP	Total Pension Trust
ASSETS							
<i>Current assets</i>							
Cash and cash equivalents	\$ 13,864,305	\$ 167,182	\$ —	\$ —	\$ —	\$ 1,277,889	\$ 15,309,376
<i>Investments</i>							
Equity securities and funds	243,309,770	5,081,695	—	—	—	2,987,664	251,379,129
U.S. government treasury and U.S. government agency obligations	44,554,371	—	—	—	—	—	44,554,371
Corporate bonds and funds	165,354,066	2,448,286	—	—	—	—	167,802,352
Real estate funds	59,357,374	846,473	—	—	—	2,023,279	62,227,126
Mutual funds	—	—	26,451,604	—	—	36,835,787	63,287,391
Affiliated local plan investment pool	—	—	—	61,652,157	83,159,409	—	144,811,566
Alternative investments	123,195,047	586,165	—	—	—	—	123,781,212
<i>Receivables (net of allowance)</i>							
Interest receivable	1,237,363	5,830	—	—	—	—	1,243,193
Notes receivable	—	—	82,020	—	—	—	82,020
Due from other governments	1,163,186	—	—	—	—	—	1,163,186
Prepaid items	53,614	—	—	—	—	—	53,614
Leased assets, net	13,747	—	—	—	—	—	13,747
Total assets	652,102,843	9,135,631	26,533,624	61,652,157	83,159,409	43,124,619	875,708,283
LIABILITIES							
<i>Current Liabilities</i>							
Accounts payable	462,697	—	—	—	—	—	462,697
Lease liability	14,416	—	—	—	—	—	14,416
Total liabilities	477,113	—	—	—	—	—	477,113
NET POSITION RESTRICTED	\$ 651,625,730	\$ 9,135,631	\$ 26,533,624	\$ 61,652,157	\$ 83,159,409	\$ 43,124,619	\$ 875,231,170

CITY OF AURORA, COLORADO

PENSION TRUST FUNDS
 COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
 FOR THE YEAR ENDED DECEMBER 31, 2024

	GERP	EOEP	ERP	Old Hire Fire Plan	Old Hire Police Plan	PRP	Total Pension Trust
ADDITIONS							
<i>Contributions</i>							
City	\$ 11,939,169	\$ 388,815	\$ 340,480	\$ 3,399,614	\$ 4,164,773	\$ 2,869,924	\$ 23,102,775
Plan members	11,974,924	—	340,480	—	—	905,546	13,220,950
Purchased service credits	—	—	—	—	—	15,515,889	15,515,889
Total contributions	23,914,093	388,815	680,960	3,399,614	4,164,773	19,291,359	51,839,614
<i>Investment activity</i>							
Investment returns	56,088,731	803,169	3,481,139	3,615,656	4,645,019	2,880,424	71,514,138
Investment expense	(2,288,582)	(15,577)	(10,379)	(334,114)	(452,207)	(124,088)	(3,224,947)
Net investment returns	53,800,149	787,592	3,470,760	3,281,542	4,192,812	2,756,336	68,289,191
Other income	7,500	—	5,260	224,434	304,631	—	541,825
Total additions, net	77,721,742	1,176,407	4,156,980	6,905,590	8,662,216	22,047,695	120,670,630
DEDUCTIONS							
Benefits	39,197,982	487,079	1,043,687	9,983,947	11,758,319	692,447	63,163,461
Administrative expenses	663,965	37,938	—	43,977	49,231	83,940	879,051
Total deductions	39,861,947	525,017	1,043,687	10,027,924	11,807,550	776,387	64,042,512
NET INCREASE (DECREASE) IN NET POSITION	37,859,795	651,390	3,113,293	(3,122,334)	(3,145,334)	21,271,308	56,628,118
NET POSITION RESTRICTED - January 1	613,765,935	8,484,241	23,420,331	64,774,491	86,304,743	21,853,311	818,603,052
NET POSITION RESTRICTED - December 31	\$ 651,625,730	\$ 9,135,631	\$ 26,533,624	\$ 61,652,157	\$ 83,159,409	\$ 43,124,619	\$ 875,231,170



Combining and Individual Fund Statements and Schedules

CUSTODIAL FUNDS

Custodial funds account for activities and accumulation of resources held in a fiduciary capacity that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds.

Police Evidentiary Fund

Police Evidentiary Cash Fund represents funds seized from defendants and held by the city until resolution by a judicial court to either return the funds to the defendant, send to a higher court for continued judicial processing or ruled as a forfeiture of funds and the money is retained by the city and/or shared with another judicial court.

Stanley Film Center Fund

Stanley Film Center Fund represents the collection, administration and distribution of the state sales tax increment dedicated for the Stanley Film Center project by AURA who serves as the approved financing entity by the Colorado Office of Economic Development and International Trade for this regional tourism project.

Custodial Funds

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CITY OF AURORA, COLORADO

CUSTODIAL FUNDS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

DECEMBER 31, 2024

	<u>Police Evidentiary</u>	<u>Stanley Film Center</u>	<u>Total Custodial</u>
ASSETS			
<i>Current assets</i>			
Cash and cash equivalents	<u>\$ 932,839</u>	<u>\$ 1,121,058</u>	<u>\$ 2,053,897</u>
Total assets	<u>932,839</u>	<u>1,121,058</u>	<u>2,053,897</u>
LIABILITIES			
<i>Current liabilities</i>			
Due to other governments	<u>—</u>	<u>—</u>	<u>—</u>
Total liabilities	<u>—</u>	<u>—</u>	<u>—</u>
NET POSITION RESTRICTED	<u><u>\$ 932,839</u></u>	<u><u>\$ 1,121,058</u></u>	<u><u>\$ 2,053,897</u></u>

CITY OF AURORA, COLORADO

CUSTODIAL FUNDS

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

	Police Evidentiary	Stanley Film Center	Total Custodial
ADDITIONS			
Deposits to police evidentiary cash	\$ 122,810	\$ —	\$ 122,810
Sales tax collected for other entities	—	483,467	483,467
Other income	—	6,203	6,203
Total additions, net	122,810	489,670	612,480
DEDUCTIONS			
Release of police evidentiary cash	394,832	—	394,832
Sales tax distributed to other entities	—	—	—
Total deductions	394,832	—	394,832
NET INCREASE (DECREASE) IN NET POSITION	(272,022)	489,670	217,648
NET POSITION RESTRICTED - January 1	1,204,861	631,388	1,836,249
NET POSITION RESTRICTED - December 31	\$ 932,839	\$ 1,121,058	\$ 2,053,897



**Schedules of Sources, Uses and Changes
In Funds Available – Budget and Actual (Non-GAAP Budgetary Basis)**

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CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Gifts & Grants			Development Review		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	—	—	—	—	—
Intergovernmental revenues	43,726,003	41,471,523	(2,254,480)	—	—	—
Licenses and permits	—	—	—	14,253,750	16,161,774	1,908,024
Charges for services	—	92,299	92,299	7,900,473	9,033,070	1,132,597
Fines and forfeitures	—	—	—	—	—	—
Investment income	2,520	1,625,397	1,622,877	150,000	352,854	202,854
Miscellaneous revenues	410,097	915,704	505,607	—	12,985	12,985
Proceeds from sale of assets	—	16,415	16,415	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	—	—	—	—	—	—
TOTAL SOURCES	44,138,620	44,121,338	(17,282)	22,304,223	25,560,683	3,256,460
USES						
Operating Costs						
Municipal court	309,294	309,294	—	—	—	—
General management group	66,646	57,346	9,300	1,517,262	1,338,036	179,226
Administrative services group	1,294	—	1,294	1,059,734	1,043,093	16,641
Operations group	8,495,267	3,340,109	5,155,158	20,399,437	20,309,203	90,234
Police/Fire group	5,480,293	3,436,397	2,043,896	—	—	—
Non-Departmental	51,964,324	47,676,454	4,287,870	3,542,781	3,540,108	2,673
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	17,604,810	17,604,810	—	—	—	—
Operations group	5,447,473	5,447,473	—	—	—	—
TOTAL USES	89,369,401	77,871,883	11,497,518	26,519,214	26,230,440	288,774
CHANGE IN FUNDS AVAILABLE	(45,230,781)	(33,750,545)	11,480,236	(4,214,991)	(669,757)	3,545,234
FUNDS AVAILABLE - January 1	55,486,154	55,486,154	—	7,621,453	7,621,453	—
FUNDS AVAILABLE - December 31	\$ 10,255,373	\$ 21,735,609	\$ 11,480,236	\$ 3,406,462	\$ 6,951,696	\$ 3,545,234

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 21,735,609	\$ 6,951,696
Current year operating encumbrances	8,136,123	1,458,530
Carryforward of continuing appropriations	21,537,566	—
Assets not available for appropriations	2,843,755	—
Inventories	151,529	—
Seizure funds	1,578,681	—
Adjustment of investments to fair value	(72,000)	(28,479)
Sales, use and lodgers tax accrual	—	—
Donated asset	(151,240)	—
Unspent grants	(47,051,739)	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 8,708,284	\$ 8,381,747

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Marijuana Tax Revenue			Community Development		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	—	—	—	—	—
Sales taxes	10,439,252	9,095,151	(1,344,101)	—	—	—
Other taxes	686,575	657,641	(28,934)	—	—	—
Intergovernmental revenues	1,842,221	1,664,562	(177,659)	3,730,135	3,730,135	—
Licenses and permits	—	—	—	—	—	—
Charges for services	—	—	—	489,926	489,926	—
Fines and forfeitures	—	—	—	—	—	—
Investment income	197,000	409,636	212,636	—	—	—
Miscellaneous revenues	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	—	—	—	238,220	238,220	—
TOTAL SOURCES	13,165,048	11,826,990	(1,338,058)	4,458,281	4,458,281	—
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	7,880,915	7,383,430	497,485	4,458,281	4,458,281	—
Police/Fire group	—	—	—	—	—	—
Non-Departmental	4,000,000	3,993,700	6,300	—	—	—
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	2,205,026	2,205,026	—	—	—	—
TOTAL USES	14,085,941	13,582,156	503,785	4,458,281	4,458,281	—
CHANGE IN FUNDS AVAILABLE	(920,893)	(1,755,166)	(834,273)	—	—	—
FUNDS AVAILABLE - January 1	6,747,317	6,747,317	—	—	—	—
FUNDS AVAILABLE - December 31	\$ 5,826,424	\$ 4,992,151	\$ (834,273)	\$ —	\$ —	\$ —

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 4,992,151	\$ —
Current year operating encumbrances	525,299	—
Carryforward of continuing appropriations	306,576	13,297,598
Assets not available for appropriations	—	—
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(19,797)	—
Sales, use and lodgers tax accrual	943,573	—
Donated asset	—	—
Unspent grants	—	(10,325,853)
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 6,747,802	\$ 2,971,745

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Enhanced E-911			Conservation Trust		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	—	—	—	—	—
Intergovernmental revenues	—	—	—	5,252,000	4,565,460	(686,540)
Licenses and permits	—	—	—	—	—	—
Charges for services	8,568,641	9,748,210	1,179,569	—	—	—
Fines and forfeitures	—	—	—	—	—	—
Investment income	152,334	313,161	160,827	100,000	423,162	323,162
Miscellaneous revenues	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	6,621,358	6,621,358	—	—	—	—
TOTAL SOURCES	15,342,333	16,682,729	1,340,396	5,352,000	4,988,622	(363,378)
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	4,757,834	3,852,031	905,803	—	—	—
Operations group	—	—	—	1,491,470	1,376,946	114,524
Police/Fire group	8,818,454	8,818,453	1	—	—	—
Non-Departmental	22,515	—	22,515	—	—	—
Continuing Appropriations						
Administrative services group	4,225,302	4,225,302	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	—	—	—	4,782,500	4,782,500	—
TOTAL USES	17,824,105	16,895,786	928,319	6,273,970	6,159,446	114,524
CHANGE IN FUNDS AVAILABLE	(2,481,772)	(213,057)	2,268,715	(921,970)	(1,170,824)	(248,854)
FUNDS AVAILABLE - January 1	4,360,642	4,360,642	—	3,015,742	3,015,742	—
FUNDS AVAILABLE - December 31	\$ 1,878,870	\$ 4,147,585	\$ 2,268,715	\$ 2,093,772	\$ 1,844,918	\$ (248,854)

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 4,147,585	\$ 1,844,918
Current year operating encumbrances	274,021	—
Carryforward of continuing appropriations	5,720,940	11,734,556
Assets not available for appropriations	—	258,724
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(30,915)	(41,386)
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	—	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 10,111,631	\$ 13,796,812

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Parks Development			Open Space		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	—	—	—	—	—
Intergovernmental revenues	—	—	—	15,343,153	14,912,836	(430,317)
Licenses and permits	—	—	—	—	—	—
Charges for services	—	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—	—
Investment income	210,000	982,429	772,429	286,426	1,107,718	821,292
Miscellaneous revenues	2,800,000	1,968,460	(831,540)	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	—	—	—	—	—	—
TOTAL SOURCES	3,010,000	2,950,889	(59,111)	15,629,579	16,020,554	390,975
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	540,472	490,712	49,760	7,409,107	6,981,982	427,125
Police/Fire group	—	—	—	—	—	—
Non-Departmental	—	—	—	5,052	—	5,052
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	2,612,403	2,041,902	570,501	10,075,000	10,075,000	—
TOTAL USES	3,152,875	2,532,614	620,261	17,489,159	17,056,982	432,177
CHANGE IN FUNDS AVAILABLE	(142,875)	418,275	561,150	(1,859,580)	(1,036,428)	823,152
FUNDS AVAILABLE - January 1	19,152,249	19,152,249	—	6,666,038	6,666,038	—
FUNDS AVAILABLE - December 31	\$ 19,009,374	\$ 19,570,524	\$ 561,150	\$ 4,806,458	\$ 5,629,610	\$ 823,152

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 19,570,524	\$ 5,629,610
Current year operating encumbrances	—	151,316
Carryforward of continuing appropriations	9,953,581	26,082,240
Assets not available for appropriations	362,214	—
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(95,498)	(103,785)
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	—	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 29,790,821	\$ 31,759,381

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Recreation Services			Cultural Services		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	—	—	—	—	—
Intergovernmental revenues	185,000	341,456	156,456	323,000	457,684	134,684
Licenses and permits	—	—	—	—	—	—
Charges for services	6,759,050	7,450,727	691,677	918,000	913,405	(4,595)
Fines and forfeitures	—	—	—	—	—	—
Investment income	32,000	116,092	84,092	40,280	109,426	69,146
Miscellaneous revenues	81,000	147,785	66,785	86,700	76,205	(10,495)
Proceeds from sale of assets	—	12,694	12,694	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	9,189,991	9,189,991	—	2,374,730	2,607,099	232,369
TOTAL SOURCES	16,247,041	17,258,745	1,011,704	3,742,710	4,163,819	421,109
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	17,178,383	16,047,743	1,130,640	3,917,584	3,640,150	277,434
Police/Fire group	—	—	—	—	—	—
Non-Departmental	90,526	—	90,526	22,992	—	22,992
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
TOTAL USES	17,268,909	16,047,743	1,221,166	3,940,576	3,640,150	300,426
CHANGE IN FUNDS AVAILABLE	(1,021,868)	1,211,002	2,232,870	(197,866)	523,669	721,535
FUNDS AVAILABLE - January 1	2,793,982	2,793,982	—	2,788,342	2,788,342	—
FUNDS AVAILABLE - December 31	\$ 1,772,114	\$ 4,004,984	\$ 2,232,870	\$ 2,590,476	\$ 3,312,011	\$ 721,535

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 4,004,984	\$ 3,312,011
Current year operating encumbrances	12,910	3,095
Carryforward of continuing appropriations	—	—
Assets not available for appropriations	—	—
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(11,451)	—
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	(49,706)	(89,281)
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 3,956,737	\$ 3,225,825

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Parking and Mobility			Peoria Park - GID		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ 41,825	\$ 41,950	\$ 125
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	—	—	—	2,491	2,491
Intergovernmental revenues	110,721	110,722	1	—	—	—
Licenses and permits	—	—	—	—	—	—
Charges for services	34,000	29,279	(4,721)	—	—	—
Fines and forfeitures	439,000	441,526	2,526	—	—	—
Investment income	—	680	680	—	—	—
Miscellaneous revenues	—	4,595	4,595	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	792,456	792,425	(31)	—	—	—
TOTAL SOURCES	1,376,177	1,379,227	3,050	41,825	44,441	2,616
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	1,379,227	1,379,227	—	—	—	—
Police/Fire group	—	—	—	—	—	—
Non-Departmental	—	—	—	41,825	31,148	10,677
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
TOTAL USES	1,379,227	1,379,227	—	41,825	31,148	10,677
CHANGE IN FUNDS AVAILABLE	(3,050)	—	3,050	—	13,293	13,293
FUNDS AVAILABLE - January 1	—	—	—	105,481	105,481	—
FUNDS AVAILABLE - December 31	\$ (3,050)	\$ —	\$ 3,050	\$ 105,481	\$ 118,774	\$ 13,293

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ —	\$ 118,774
Current year operating encumbrances	24,935	—
Carryforward of continuing appropriations	—	—
Assets not available for appropriations	—	—
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(485)	—
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	—	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 24,450	\$ 118,774

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Meadow Hills Fence - GID			Cherry Creek Fence - GID		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ 76,060	\$ 49,728	\$ (26,332)	\$ 70,000	\$ 65,795	\$ (4,205)
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	2,988	2,988	—	3,901	3,901
Intergovernmental revenues	—	—	—	—	—	—
Licenses and permits	—	—	—	—	—	—
Charges for services	—	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—	—
Investment income	—	5	5	—	—	—
Miscellaneous revenues	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	—	—	—	—	—	—
TOTAL SOURCES	76,060	52,721	(23,339)	70,000	69,696	(304)
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
Police/Fire group	—	—	—	—	—	—
Non-Departmental	76,060	38,224	37,836	70,000	56,701	13,299
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
TOTAL USES	76,060	38,224	37,836	70,000	56,701	13,299
CHANGE IN FUNDS AVAILABLE	—	14,497	14,497	—	12,995	12,995
FUNDS AVAILABLE - January 1	104,421	104,421	—	120,359	120,359	—
FUNDS AVAILABLE - December 31	\$ 104,421	\$ 118,918	\$ 14,497	\$ 120,359	\$ 133,354	\$ 12,995

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 118,918	\$ 133,354
Current year operating encumbrances	—	—
Carryforward of continuing appropriations	—	—
Assets not available for appropriations	—	—
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	—	—
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	—	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 118,918	\$ 133,354

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Aurora Conference Center - GID			Pier Point 7 Sewer - GID		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ 10,000,000	\$ 235,862	\$ (9,764,138)	\$ 371,277	\$ 207,520	\$ (163,757)
Use taxes	—	—	—	—	—	—
Sales taxes	—	—	—	—	—	—
Other taxes	—	443,400	443,400	—	12,522	12,522
Intergovernmental revenues	—	—	—	—	—	—
Licenses and permits	—	—	—	—	—	—
Charges for services	—	—	—	—	—	—
Fines and forfeitures	—	—	—	—	—	—
Investment income	—	106,118	106,118	—	7,931	7,931
Miscellaneous revenues	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—
Proceeds from long-term borrowings	—	—	—	—	—	—
Transfers in	—	—	—	—	—	—
TOTAL SOURCES	10,000,000	785,380	(9,214,620)	371,277	227,973	(143,304)
USES						
Operating Costs						
Municipal court	—	—	—	—	—	—
General management group	—	—	—	—	—	—
Administrative services group	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
Police/Fire group	—	—	—	—	—	—
Non-Departmental	14,000,000	3,551	13,996,449	371,277	200,585	170,692
Continuing Appropriations						
Administrative services group	—	—	—	—	—	—
Community services group	—	—	—	—	—	—
Non-Departmental	—	—	—	—	—	—
Operations group	—	—	—	—	—	—
TOTAL USES	14,000,000	3,551	13,996,449	371,277	200,585	170,692
CHANGE IN FUNDS AVAILABLE	(4,000,000)	781,829	4,781,829	—	27,388	27,388
FUNDS AVAILABLE - January 1	3,171,748	3,171,748	—	182,335	182,335	—
FUNDS AVAILABLE - December 31	\$ (828,252)	\$ 3,953,577	\$ 4,781,829	\$ 182,335	\$ 209,723	\$ 27,388

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 3,953,577	\$ 209,723
Current year operating encumbrances	—	—
Carryforward of continuing appropriations	—	—
Assets not available for appropriations	—	59,865
Inventories	—	—
Seizure funds	—	—
Adjustment of investments to fair value	(12,888)	—
Sales, use and lodgers tax accrual	—	—
Donated asset	—	—
Unspent grants	—	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 3,940,689	\$ 269,588

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

	Cobblewood Street - GID		
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Property taxes	\$ 95,000	\$ 33,543	\$ (61,457)
Use taxes	—	—	—
Sales taxes	—	—	—
Other taxes	—	2,031	2,031
Intergovernmental revenues	—	—	—
Licenses and permits	—	—	—
Charges for services	—	—	—
Fines and forfeitures	—	—	—
Investment income	—	117	117
Miscellaneous revenues	—	—	—
Proceeds from sale of assets	—	—	—
Proceeds from long-term borrowings	—	—	—
Transfers in	—	—	—
TOTAL SOURCES	95,000	35,691	(59,309)
USES			
Operating Costs			
Municipal court	—	—	—
General management group	—	—	—
Administrative services group	—	—	—
Operations group	—	—	—
Police/Fire group	—	—	—
Non-Departmental	95,000	31,352	63,648
Continuing Appropriations			
Administrative services group	—	—	—
Community services group	—	—	—
Non-Departmental	—	—	—
Operations group	—	—	—
TOTAL USES	95,000	31,352	63,648
CHANGE IN FUNDS AVAILABLE	—	4,339	4,339
FUNDS AVAILABLE - January 1	31,668	31,668	—
FUNDS AVAILABLE - December 31	\$ 31,668	\$ 36,007	\$ 4,339

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 36,007
Current year operating encumbrances	—
Carryforward of continuing appropriations	—
Assets not available for appropriations	57,837
Inventories	—
Seizure funds	—
Adjustment of investments to fair value	—
Sales, use and lodgers tax accrual	—
Donated asset	—
Unspent grants	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 93,844

CITY OF AURORA, COLORADO

SPECIAL REVENUE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

	Designated Revenue		
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Property taxes	\$ —	\$ 111,550	\$ 111,550
Use taxes	—	—	—
Special assessment taxes	—	—	—
Intergovernmental revenues	429,849	1,534,261	1,104,412
License and permits	350	—	(350)
Charges for services	4,142,000	4,466,152	324,152
Fines and forfeitures	685,793	707,905	22,112
Investment income	96,850	457,839	360,989
Miscellaneous revenues	1,966,681	40,380	(1,926,301)
Proceeds from sale of assets	—	—	—
Transfers in	3,445,357	3,397,487	(47,870)
TOTAL SOURCES	10,766,880	10,715,574	(51,306)
USES			
<i>Operating Costs</i>			
Municipal court	1,035,121	728,748	306,373
Administrative services group	228,394	133,248	95,146
Operations group	4,886,166	4,091,943	794,223
Police/Fire group	3,469,632	2,002,847	1,466,785
Non-Departmental	862,961	959,509	(96,548)
<i>Continuing Appropriations</i>			
Operations Group	—	—	—
TOTAL USES	10,482,274	7,916,295	2,565,979
CHANGE IN FUNDS AVAILABLE	284,606	2,799,279	2,514,673
FUNDS AVAILABLE - January 1	14,011,677	14,011,677	—
FUNDS AVAILABLE - December 31	\$ 14,296,283	\$ 16,810,956	\$ 2,514,673

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 16,810,956
Current year operating encumbrances	748,831
Carry forward of continuing appropriations	—
Adjustment of investments to fair value	(57,831)
Current portion of long-term debt	—
Unspent grants	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 17,501,956

The Designated Revenue Fund does not meet the criteria for classification as a special revenue fund in accordance with GAAP and is included as part of the General Fund for GAAP basis financial reporting. Because a budget is legally adopted for this fund, a separate schedule of sources, uses and changes in funds available budget and actual (non-GAAP budgetary basis) is included for full disclosure.

CITY OF AURORA, COLORADO

CAPITAL PROJECTS FUNDS
SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2024

	City Capital Projects			Transportation Maintenance Fund		
	Final Budget	Budgetary Actual	Variance with Final	Final Budget	Budgetary Actual	Variance with Final
SOURCES						
Property taxes	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Use taxes	—	2,892,126	2,892,126	—	—	—
Intergovernmental revenues	42,392,766	26,378,061	(16,014,705)	—	—	—
License and permits	400,000	1,257,524	857,524	—	—	—
Charges for services	17,043,087	15,384,843	(1,658,244)	—	—	—
Fines and forfeitures	—	443	443	—	—	—
Investment income	3,020,000	8,816,725	5,796,725	—	—	—
Miscellaneous revenues	14,525	133,407	118,882	—	—	—
Proceeds from long-term borrowing	—	—	—	—	—	—
Transfers in	30,120,746	28,181,943	(1,938,803)	33,329,518	33,286,255	(43,263)
TOTAL SOURCES	92,991,124	83,045,072	(9,946,052)	33,329,518	33,286,255	(43,263)
USES						
Operating Costs						
Administrative services group	762,591	762,591	—	—	—	—
Operations group	1,500,000	1,497,122	2,878	—	—	—
Police/Fire group	2,000,000	2,000,000	—	—	—	—
Non-Departmental	8,479,628	6,494,872	1,984,756	—	—	—
Continuing Appropriations						
Administrative services group	1,066,000	1,066,000	—	—	—	—
Operations group	81,390,604	81,390,604	—	33,329,518	33,329,518	—
Police/Fire Group	—	—	—	—	—	—
Non-Departmental	2,992,438	2,992,438	—	—	—	—
TOTAL USES	98,191,261	96,203,627	1,987,634	33,329,518	33,329,518	—
CHANGE IN FUNDS AVAILABLE	(5,200,137)	(13,158,555)	(7,958,418)	—	(43,263)	(43,263)
FUNDS AVAILABLE - January 1	123,156,391	123,156,391	—	43,263	43,263	—
FUNDS AVAILABLE - December 31	\$ 117,956,254	\$ 109,997,836	\$ (7,958,418)	\$ 43,263	\$ —	\$ (43,263)

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP FUND BALANCE

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 109,997,836	\$ —
Current year operating encumbrances	—	—
Carry forward of continuing appropriations	214,738,821	19,623,720
Adjustment of investments to fair value	(849,493)	—
Assets not available for appropriation	93,045	—
Unspent grants	(76,150,553)	—
FUND BALANCE (U.S. GAAP BASIS) - December 31	\$ 247,829,656	\$ 19,623,720

CITY OF AURORA, COLORADO

ENTERPRISE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

		Water	
	Final	Budgetary	Variance
	Budget	Actual	with Final
SOURCES			
Charges for services	\$ 155,256,429	\$ 158,236,747	\$ 2,980,318
Intergovernmental	130,000	9,406,919	9,276,919
Licenses and permits	405,000	583,158	178,158
Fines and forfeitures	150,000	1,027,400	877,400
Investment income	2,015,700	4,855,842	2,840,142
Miscellaneous revenues	43,466,480	71,188,725	27,722,245
Proceeds from sale of assets	25,000	98,424	73,424
Proceeds from long-term borrowings	400,000,000	150,619,730	(249,380,270)
TOTAL SOURCES	601,448,609	396,016,945	(205,431,664)
USES			
<i>Operating Costs</i>			
Operations Group	132,233,049	123,112,533	9,120,516
Non-Departmental	310,355	5,075	305,280
<i>Continuing Appropriations</i>			
Operations Group	145,940,057	145,940,057	—
TOTAL USES	278,483,461	269,057,665	9,425,796
CHANGE IN FUNDS AVAILABLE	322,965,148	126,959,280	(196,005,868)
FUNDS AVAILABLE - January 1	26,329,681	26,329,681	—
FUNDS AVAILABLE - December 31	\$ 349,294,829	\$ 153,288,961	\$ (196,005,868)

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP NET POSITION

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 153,288,961
Current year operating encumbrances	3,716,574
Carryforward of continuing appropriations	93,345,796
Assets not available for appropriation	644,879
Interfund receivables	—
Equity in joint venture	3,048,501
Capital assets net of depreciation	2,441,963,906
Inventories	—
Deferred outflow of resources	27,732,050
Deferred inflow of resources	(1,625,859)
Accrued compensated absence payment in lieu	166,612
Adjustment of investments to fair value	(394,792)
Current portion of long-term liabilities	(22,214,847)
Long-term debt	(684,170,332)
Unspent grants	(6,703,138)
NET POSITION (U.S. GAAP BASIS) - December 31	\$ 2,008,798,311

CITY OF AURORA, COLORADO

ENTERPRISE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

		Wastewater	
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Charges for services	\$ 87,084,603	\$ 91,051,232	\$ 3,966,629
Intergovernmental	—	—	—
Licenses and permits	650,000	936,359	286,359
Fines and forfeitures	—	—	—
Investment income	1,578,127	3,130,547	1,552,420
Miscellaneous revenues	9,832,240	14,500,809	4,668,569
Proceeds from sale of assets	12,000	368,914	356,914
Proceeds from long-term borrowings	71,050,000	—	(71,050,000)
TOTAL SOURCES	170,206,970	109,987,861	(60,219,109)
USES			
<i>Operating Costs</i>			
Operations Group	80,481,626	80,444,627	36,999
Non-Departmental	131,297	1,921	129,376
<i>Continuing Appropriations</i>			
Operations Group	59,139,690	59,139,690	—
TOTAL USES	139,752,613	139,586,238	166,375
CHANGE IN FUNDS AVAILABLE	30,454,357	(29,598,377)	(60,052,734)
FUNDS AVAILABLE - January 1	36,561,054	36,561,054	—
FUNDS AVAILABLE - December 31	\$ 67,015,411	\$ 6,962,677	\$ (60,052,734)

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP NET POSITION

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 6,962,677
Current year operating encumbrances	1,761,543
Carryforward of continuing appropriations	35,928,762
Assets not available for appropriation	32,082,875
Interfund receivables	1,009,000
Equity in joint venture	—
Capital assets net of depreciation	920,434,286
Inventories	—
Deferred outflow of resources	7,116,405
Deferred inflow of resources	(1,637,206)
Accrued compensated absence payment in lieu	28,650
Adjustment of investments to fair value	(214,753)
Current portion of long-term liabilities	(6,750,401)
Long-term debt	(131,539,368)
Unspent grants	—
NET POSITION (U.S. GAAP BASIS) - December 31	\$ 865,182,470

CITY OF AURORA, COLORADO

ENTERPRISE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

	Golf		
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Charges for services	\$ 10,569,700	\$ 13,984,216	\$ 3,414,516
Intergovernmental	—	—	—
Licenses and permits	—	—	—
Fines and forfeitures	—	—	—
Investment income	81,000	501,819	420,819
Miscellaneous revenues	5,500	19,202	13,702
Proceeds from sale of assets	—	2,835	2,835
Proceeds from long-term borrowings	—	—	—
TOTAL SOURCES	10,656,200	14,508,072	3,851,872
USES			
<i>Operating Costs</i>			
Operations Group	10,297,227	10,296,494	733
Non-Departmental	22,836	—	22,836
<i>Continuing Appropriations</i>			
Operations Group	800,000	800,000	—
TOTAL USES	11,120,063	11,096,494	23,569
CHANGE IN FUNDS AVAILABLE	(463,863)	3,411,578	3,875,441
FUNDS AVAILABLE - January 1	11,732,392	11,732,392	—
FUNDS AVAILABLE - December 31	\$ 11,268,529	\$ 15,143,970	\$ 3,875,441

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP NET POSITION

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 15,143,970
Current year operating encumbrances	—
Carryforward of continuing appropriations	806,663
Assets not available for appropriation	—
Interfund receivables	—
Equity in joint venture	—
Capital assets net of depreciation	23,010,194
Inventories	274,195
Deferred outflow of resources	1,377,459
Deferred inflow of resources	(126,995)
Accrued compensated absence payment in lieu	—
Adjustment of investments to fair value	(52,803)
Current portion of long-term liabilities	(657,711)
Long-term debt	(2,570,549)
Unspent grants	—
NET POSITION (U.S. GAAP BASIS) - December 31	\$ 37,204,423

CITY OF AURORA, COLORADO

INTERNAL SERVICE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

	Fleet Management Fund		
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Charges for services	\$ 14,365,991	\$ 13,997,437	\$ (368,554)
Fines and forfeitures	—	—	—
Investment income	—	5,984	5,984
Miscellaneous revenues	—	—	—
Transfers in	342,000	342,000	—
TOTAL SOURCES	14,707,991	14,345,421	(362,570)
USES			
<i>Operating Costs</i>			
Administrative services group	—	—	—
Operations group	14,463,128	14,463,128	—
Non-Departmental	15,669	—	15,669
TOTAL USES	14,478,797	14,463,128	15,669
CHANGE IN FUNDS AVAILABLE	229,194	(117,707)	(346,901)
FUNDS AVAILABLE - January 1	192,059	192,059	—
FUNDS AVAILABLE - December 31	\$ 421,253	\$ 74,352	\$ (346,901)

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP NET POSITION

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 74,352
Capital assets net of depreciation	256,234
Inventories	1,558,233
Current year operating encumbrances	—
Adjustment of investments to fair value	(427)
Accrued compensated absence payment in lieu	12,455
Current portion of long-term debt	(241,269)
Long-term debt	(389,354)
NET POSITION (U.S. GAAP BASIS) - December 31	\$ 1,270,224

CITY OF AURORA, COLORADO

INTERNAL SERVICE FUNDS

SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE

BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)

FOR THE YEAR ENDED DECEMBER 31, 2024

	Risk Management Fund		
	Final Budget	Budgetary Actual	Variance with Final
SOURCES			
Charges for services	\$ 18,520,391	\$ 18,460,226	\$ (60,165)
Fines and forfeitures	—	—	—
Investment income	420,188	825,405	405,217
Miscellaneous revenues	352,800	1,630,208	1,277,408
Transfers in	63,000	63,000	—
TOTAL SOURCES	19,356,379	20,978,839	1,622,460
USES			
<i>Operating Costs</i>			
Administrative services group	21,246,320	21,176,366	69,954
Operations group	—	—	—
Non-Departmental	—	—	—
TOTAL USES	21,246,320	21,176,366	69,954
CHANGE IN FUNDS AVAILABLE	(1,889,941)	(197,527)	1,692,414
FUNDS AVAILABLE - January 1	3,276,130	3,276,130	—
FUNDS AVAILABLE - December 31	\$ 1,386,189	\$ 3,078,603	\$ 1,692,414

RECONCILIATION OF FUNDS AVAILABLE TO U.S. GAAP NET POSITION

FUNDS AVAILABLE (BUDGETARY BASIS) - December 31	\$ 3,078,603
Capital assets net of depreciation	1,745
Inventories	—
Current year operating encumbrances	235,748
Adjustment of investments to fair value	(89,138)
Accrued compensated absence payment in lieu	—
Current portion of long-term debt	(77,719) *
Long-term debt	(5,735,931) *
NET POSITION (U.S. GAAP BASIS) - December 31	\$ (2,586,692)

* Does not include non-GAAP reported accrued claims liability of \$23,724,268 (\$29,324,268 total accrued claims payable less GAAP reported accrued claims liability of \$5,600,000)



City of Aurora, Colorado

2024 ANNUAL COMPREHENSIVE
FINANCIAL REPORT

STATISTICAL SECTION

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Statistical Section

(not subjected to auditing procedures)

FINANCIAL TRENDS STATISTICS

These schedules provide financial trend information, which shows how the city's financial performance has changed over time.

Exhibit A-1
Net Position by Component

Exhibit A-2
Changes in Net Position

Exhibit A-3
Fund Balances, Governmental Funds

Exhibit A-4
Changes in Fund Balances, Governmental Funds

Exhibit A-5
Total Sales and Use Tax Revenues

REVENUE CAPACITY STATISTICS

These schedules provide additional information about sales and use taxes and property taxes, the city's most significant local revenue sources.

Exhibit A-6
Sales and Use Tax Receipts by Business Sector (Cash Basis)

Exhibit A-7
Direct and Overlapping Sales Tax Rates

Exhibit A-8
Top Ten Principal Sales and Use Tax Payers by Industry Group

Exhibit A-9
Assessed and Estimated Actual Value of Taxable Property

Exhibit A-10
Property Tax Rates – Direct and Primary Overlapping Governments

Exhibit A-11
Top Ten Principal Property Tax Payers

Exhibit A-12
Property Tax Levies and Collections

DEBT CAPACITY STATISTICS

These schedules provide detailed information about the city's current levels of outstanding debt, and can help the financial statement user assess the city's ability to issue additional debt in the future.

Exhibit A-13
Ratios of Outstanding Debt by Type

Exhibit A-14
Ratios of Net General Obligation Bonded Debt Outstanding

Exhibit A-15
Direct and Overlapping Governmental Activities Debt

Exhibit A-16
Legal Debt Margin Information

Exhibit A-17
Schedules of Revenue Bond Coverage – Water, Wastewater and Golf

DEMOGRAPHIC AND ECONOMIC STATISTICS

These schedules present demographic and economic indicators to assist the financial statement user in understanding the environment in which the city's financial activities occur.

Exhibit A-18
Demographic and Economic Statistics

Exhibit A-19
Top Ten Principal Employers

OPERATING STATISTICS

These schedules contain service and infrastructure data to help the financial statement user understand how the information in the city's financial statements relates to the services the city provides.

Exhibit A-20
Budgeted Full-time Equivalent City Government Employees by Function

Exhibit A-21
Operating Indicators by Function

Exhibit A-22
Capital Asset Statistics by Function

Source: Unless otherwise noted, the information in these schedules is derived from Annual Comprehensive Financial Reports for the relevant years.

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Exhibit A-1

CITY OF AURORA, COLORADO
NET POSITION BY COMPONENT
LAST TEN YEARS

		Fiscal Year									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities											
Net investment in capital assets		\$ 2,461,112,367	\$ 2,590,529,374	\$ 2,734,875,942	\$ 2,787,228,663	\$ 2,961,432,953	\$ 3,209,139,887	\$ 3,387,723,414	\$ 3,571,277,664	\$ 3,750,665,064	\$ 4,034,711,777
Restricted											
Culture, recreation, open space	(b)	21,160,590	26,196,210	27,367,540	32,927,674	38,352,854	47,617,553	60,782,760	75,369,267	100,932,874	116,126,225
Emergencies	(a)	18,176,280	13,132,527	13,484,289	12,749,846	13,704,215	19,537,047	26,517,366	32,064,634	44,034,051	54,507,723
Gifts and grants	(d)	4,136,575	5,423,860	13,371,894	12,031,133	14,270,278	16,781,974	27,299,795	28,047,688	30,195,943	42,030,213
Development	(c)	8,236,594	10,658,960	15,210,077	19,758,507	25,117,232	21,856,783	29,263,362	30,603,485	41,911,401	54,087,524
Public improvement	(f)	7,477,210	8,724,714	9,646,092	8,096,924	10,349,588	13,985,417	19,176,216	24,650,220	34,759,948	45,639,667
Pension benefits	(g)	9,859,880	3,976,994	3,876,142	12,177,867	3,439,147	7,607,439	16,282,358	74,429,182	2,381,990	4,771,942
Unrestricted		72,215,695	78,670,392	80,338,486	100,671,269	138,212,710	124,853,400	155,032,152	167,653,147	259,303,836	211,396,914
Total governmental activities net position		\$ 2,602,375,191	\$ 2,737,313,031	\$ 2,898,170,462	\$ 2,985,641,883	\$ 3,204,878,977	\$ 3,461,379,500	\$ 3,722,077,423	\$ 4,004,095,287	\$ 4,264,185,107	\$ 4,563,271,985
Business-type activities											
Net investment in capital assets		\$ 1,539,225,474	\$ 1,629,250,674	\$ 1,652,781,699	\$ 1,743,970,805	\$ 1,891,385,297	\$ 2,039,915,336	\$ 2,079,367,283	\$ 2,235,603,598	\$ 2,381,240,779	\$ 2,691,675,017
Restricted											
Public improvement	(e)	5,586,796	3,964,825	4,075,509	4,514,022	5,264,868	9,389,656	13,206,347	16,092,418	20,748,797	32,082,875
Pension benefits	(h)	—	—	—	—	—	—	—	15,514,031	—	—
Unrestricted		179,878,669	207,012,175	267,050,187	284,184,371	261,220,654	259,987,302	347,274,278	316,897,099	340,449,826	180,648,348
Total business-type activities net position		\$ 1,724,690,939	\$ 1,840,227,674	\$ 1,923,907,395	\$ 2,032,669,198	\$ 2,157,870,819	\$ 2,309,292,294	\$ 2,439,847,908	\$ 2,584,107,146	\$ 2,742,439,402	\$ 2,904,406,240
Primary government											
Net investment in capital assets		\$ 4,000,337,841	\$ 4,219,780,048	\$ 4,387,657,641	\$ 4,531,199,468	\$ 4,852,818,250	\$ 5,249,055,223	\$ 5,467,090,697	\$ 5,806,881,262	\$ 6,131,905,843	\$ 6,726,386,794
Restricted											
Culture, recreation, open space		21,160,590	26,196,210	27,367,540	32,927,674	38,352,854	47,617,553	60,782,760	75,369,267	100,932,874	116,126,225
Emergencies		18,176,280	13,132,527	13,484,289	12,749,846	13,704,215	19,537,047	26,517,366	32,064,634	44,034,051	54,507,723
Gifts and grants		4,136,575	5,423,860	13,371,894	12,031,133	14,270,278	16,781,974	27,299,795	28,047,688	30,195,943	42,030,213
Development		8,236,594	10,658,960	15,210,077	19,758,507	25,117,232	21,856,783	29,263,362	30,603,485	41,911,401	54,087,524
Public improvement		13,064,006	12,689,539	13,721,601	12,610,946	15,614,456	23,375,073	32,382,563	40,742,638	55,508,745	77,722,542
Pension benefits		9,859,880	3,976,994	3,876,142	12,177,867	3,439,147	7,607,439	16,282,358	89,943,213	2,381,990	4,771,942
Unrestricted		252,094,364	285,682,567	347,388,673	384,855,640	399,433,364	384,840,702	502,306,430	484,550,246	599,753,662	392,045,262
Total primary government net position		\$ 4,327,066,130	\$ 4,577,540,705	\$ 4,822,077,857	\$ 5,018,311,081	\$ 5,362,749,796	\$ 5,770,671,794	\$ 6,161,925,331	\$ 6,588,202,433	\$ 7,006,624,509	\$ 7,467,678,225

- (a) Emergencies restricted equity represents seizure funds. Fluctuation in this account is expected. Increases in 2023 and 2024 are primarily due to additional funds restricted for public safety infrastructure and increases to capital impact fees.
- (b) Increase in 2016 to 2021 represents accumulation of Park Development revenues for future construction. Increases in 2022 to 2024 are largely due to capital impact fees for open space development and capital projects.
- (c) Increase in Development in 2015 to 2019 and 2020 to 2024 represent Urban Renewal Area revenues restricted for future development of those areas.
- (d) In 2017 to 2022, an increase due to the recognition of collectible loans from federal funds to assist housing and business renovation. Increase in 2023 and 2024 is primarily due to city matches set aside for capital project funds new to 2023.
- (e) Represents accumulation and spend down of amounts set aside for storm drain projects.
- (f) Increase in 2019 to 2024 due to a phased-in increase in capital impact fees.
- (g) Represents the net pension asset resulting from the implementation of Governmental Accounting Standards Board Statement No. 68, Accounting and Financial Reporting for Pensions - an amendment to GASB Statement No. 27, in 2015. Decreases in 2016 and 2017 due to the actuarially determined valuation of the net pension asset for the measurement period ended December 31, 2015 for 2016 and December 31, 2016 for 2017. Increase in 2018 of the net pension asset due to the net difference between projected and actual earnings on pension plan investments for the measurement period ended December 31, 2017 for 2018. The decrease in 2019 is due to the actuarially determined valuation of the net pension asset for the measurement period ended December 31, 2018 for 2019. The increase in 2020 to 2022 is due to the actuarially determined valuation of the net pension asset for the period ended December 31, 2019 for 2020, December 31, 2020 for 2021 and December 31, 2021 for 2022. The decrease in 2023 is due to the actuarially determined valuation of the net pension asset for the measurement period ended December 31, 2022 for 2023. The decrease in 2024 is due to the actuarially determined valuation of the net pension asset for the measurement period ended December 31, 2023 for 2024.
- (h) The increase in 2022 is due to the actuarially determined valuation of the net pension asset for the period ended December 31, 2021 for 2022. The decrease in 2023 is due to the actuarially determined valuation of the net pension asset for the measurement period ended December 31, 2022 for 2023. The increase in 2024 is due to the actuarially determined valuation of the net pension asset for the period ended December 31, 2023 for 2024.

CITY OF AURORA, COLORADO
CHANGES IN NET POSITION
LAST TEN YEARS

		Fiscal Year									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses											
<i>Governmental activities:</i>											
General government	(a)	\$ 28,312,124	\$ 30,194,914	\$ 43,224,105	\$ 28,758,823	\$ 41,560,939	\$ 74,110,373	\$ 45,393,252	\$ 48,177,036	\$ 73,412,797	\$ 91,870,953
Judicial		9,862,201	10,666,097	11,482,721	11,970,393	12,915,345	13,488,372	13,792,330	15,031,869	17,313,735	18,653,229
Police	(b)	101,213,804	115,355,844	110,706,938	118,436,605	123,232,478	141,626,072	130,171,377	133,095,649	153,383,211	167,694,479
Fire	(p)	43,162,495	55,311,859	51,584,609	48,173,706	59,357,847	78,553,878	68,125,522	72,049,319	90,703,065	99,761,103
Other public safety		13,977,142	15,877,021	17,833,820	17,934,580	19,214,918	21,255,011	21,229,812	25,608,151	26,859,722	30,864,211
Public works	(c)	74,913,385	77,895,346	80,423,099	82,162,416	84,316,585	85,488,565	90,310,284	93,741,035	109,775,217	114,264,486
Economic development	(d)	25,604,640	29,700,008	28,441,484	35,244,015	69,802,422	73,792,174	73,437,320	90,370,329	88,400,883	99,587,733
Community services		11,336,479	13,847,160	13,779,193	18,995,662	17,813,417	15,802,963	32,796,026	22,629,255	27,329,953	28,384,211
Culture and recreation	(e)	39,979,006	43,545,211	45,459,830	47,114,517	49,887,703	45,202,515	48,390,584	54,768,337	59,519,688	66,462,096
Unallocated depreciation		3,940,098	1,965,914	2,583,881	2,537,873	1,899,826	1,884,147	1,884,147	1,884,147	1,884,148	1,884,148
Interest on long-term debt		6,273,892	6,908,718	8,444,413	9,655,043	9,086,189	7,267,876	7,252,173	6,970,182	7,789,928	7,664,345
Total governmental activities expenses		358,575,266	401,268,092	413,964,093	420,983,633	489,087,669	558,471,946	532,782,827	564,325,309	656,372,347	727,090,994
<i>Business-type activities:</i>											
Water	(f)	105,058,284	107,247,765	106,640,204	114,197,354	113,049,281	116,758,877	122,225,559	129,709,453	147,023,135	155,088,466
Wastewater	(g)	56,643,979	58,212,269	63,883,200	64,658,014	66,107,021	67,196,518	75,033,342	76,426,069	85,533,024	95,013,103
Golf		8,291,834	8,464,065	8,160,363	7,790,380	8,204,880	8,293,992	9,248,516	9,394,652	9,821,536	10,995,423
Total business-type activities expenses		169,994,097	173,924,099	178,683,767	186,645,748	187,361,182	192,249,387	206,507,417	215,530,174	242,377,695	261,096,992
Total primary government expenses		\$ 528,569,363	\$ 575,192,191	\$ 592,647,860	\$ 607,629,381	\$ 676,448,851	\$ 750,721,333	\$ 739,290,244	\$ 779,855,483	\$ 898,750,042	\$ 988,187,986
Program Revenues											
<i>Governmental activities:</i>											
Charges for services											
General government	(h)	\$ 6,581,894	\$ 4,589,326	\$ 11,847,835	\$ 6,476,918	\$ 6,967,973	\$ 7,076,644	\$ 9,013,592	\$ 7,900,043	\$ 10,107,420	\$ 8,828,032
Judicial		7,413,655	6,069,485	5,650,163	7,010,901	5,896,211	3,547,150	3,823,853	2,716,476	3,461,011	3,107,742
Police		4,285,323	4,095,863	3,760,173	3,851,219	1,865,848	3,340,838	5,171,971	4,473,574	6,653,170	4,612,565
Fire		1,349,663	1,995,896	1,923,826	2,200,701	2,036,460	3,593,931	4,640,349	3,851,277	5,480,358	3,413,529
Other public safety		—	—	—	8,161	5,635	16,222	5,838	8,965	375	357
Public works		713,229	1,685,083	2,080,892	2,795,827	2,509,146	2,197,482	3,436,309	3,025,874	3,905,070	3,577,954
Economic development	(i)	15,443,197	16,257,990	16,748,669	18,853,736	18,689,490	20,457,598	28,211,917	25,919,348	26,245,044	27,890,568
Community services		2,661,456	3,450,536	3,062,986	2,687,343	4,964,726	3,520,877	4,764,486	5,712,571	4,690,823	4,521,778
Culture and recreation		8,158,984	9,001,519	9,609,908	10,052,129	10,845,857	6,986,420	13,298,359	14,838,368	19,691,044	15,914,811
Operating grants & contributions	(j)	25,194,082	24,739,492	27,072,865	38,874,217	46,847,254	63,339,708	46,740,111	37,024,779	49,506,894	77,655,468
Capital grants & contributions	(k)	74,912,038	163,858,968	174,004,370	83,552,097	205,233,551	276,017,501	201,893,860	224,955,822	211,972,473	278,147,795
Total governmental activities program revenues		146,713,521	235,744,158	255,761,687	176,363,249	305,862,151	390,094,371	321,000,645	330,427,097	341,713,682	427,670,599
<i>Business-type activities:</i>											
Charges for services											
Water	(l)	102,488,841	115,044,646	116,707,437	123,403,667	122,094,491	135,565,946	133,945,565	144,413,185	128,512,257	159,845,651
Wastewater	(m)	57,664,236	61,010,961	64,039,032	67,385,881	69,555,133	72,448,526	73,561,726	78,398,295	82,436,529	91,987,592
Golf		8,147,841	8,206,167	8,576,328	7,957,204	7,895,960	8,676,955	11,383,352	11,729,941	12,430,483	13,984,216
Operating grants & contributions	(n)	5,554,549	2,007,384	152,562	2,802,716	2,214,617	1,708,864	2,678,068	4,156,497	3,283,457	3,121,405
Capital grants & contributions	(o)	44,549,145	101,924,500	74,613,684	91,437,659	94,229,215	117,917,191	117,593,117	128,132,213	158,165,499	141,870,725
Total business-type activities program revenues		218,404,612	288,193,658	264,089,043	292,987,127	295,989,416	336,317,482	339,161,828	366,830,131	384,828,225	410,809,589
Total primary government program revenues		\$ 365,118,133	\$ 523,937,816	\$ 519,850,730	\$ 469,350,376	\$ 601,851,567	\$ 726,411,853	\$ 660,162,473	\$ 697,257,228	\$ 726,541,907	\$ 838,480,188
Net (Expense)/Revenue											
Governmental activities		\$ (211,861,745)	\$ (165,523,934)	\$ (158,202,406)	\$ (244,620,384)	\$ (183,225,518)	\$ (168,377,575)	\$ (211,782,182)	\$ (233,898,212)	\$ (314,658,665)	\$ (299,420,395)
Business-type activities		48,410,515	114,269,559	85,405,276	106,341,379	108,628,234	144,068,095	132,654,411	151,299,957	142,450,530	149,712,597
Total primary government net (expense)/revenue		\$ (163,451,230)	\$ (51,254,375)	\$ (72,797,130)	\$ (138,279,005)	\$ (74,597,284)	\$ (24,309,480)	\$ (79,127,771)	\$ (82,598,255)	\$ (172,208,135)	\$ (149,707,798)

(continued)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Revenues & Other Changes in Net Position										
<i>Governmental activities:</i>										
Taxes										
Sales & use taxes	\$ 211,785,430	\$ 227,715,206	\$ 234,456,300	\$ 251,809,081	\$ 278,198,867	\$ 289,060,727	\$ 339,272,034	\$ 370,722,125	\$ 381,985,897	\$ 381,207,861
Property taxes	30,270,851	36,087,049	38,260,313	45,532,335	62,905,849	83,180,486	81,688,501	82,918,965	90,391,022	106,963,103
Franchise taxes	14,212,992	14,212,056	14,528,598	14,222,770	14,305,454	14,237,533	15,654,893	17,871,432	17,736,758	16,869,338
Lodgers taxes	7,643,748	8,364,792	8,720,717	9,041,896	15,978,647	7,606,726	12,451,248	18,169,596	19,893,258	19,512,150
Occupational privilege taxes	5,259,105	5,528,916	5,662,274	6,022,002	6,351,192	5,843,394	6,405,251	6,592,881	6,960,944	7,044,275
Other taxes	5,845,172	5,631,678	8,797,959	11,022,763	12,389,056	12,664,845	16,482,420	18,155,106	17,587,386	17,173,594
Nonspecific grants & contributions	1,071,238	890,668	812,907	817,254	863,209	213,879	2,196,682	12,280,764	7,797,219	23,122,842
Unrestricted investment return	1,906,294	1,678,673	3,948,918	5,821,449	11,353,251	10,929,824	(1,664,728)	(11,810,447)	31,407,260	29,172,803
Gain on sale of asset acquired for resale	—	552,736	—	—	565,638	—	169,804	1,265,654	—	—
Transfers in (out)	(555,216)	(200,000)	3,871,851	339,345	(448,551)	1,140,684	(176,000)	(250,000)	988,741	—
Total governmental activities general revenues	277,439,614	300,461,774	319,059,837	344,628,895	402,462,612	424,878,098	472,480,105	515,916,076	574,748,485	601,065,966
<i>Business-type activities:</i>										
Unrestricted investment return	1,747,611	1,067,176	2,146,296	5,124,307	9,622,173	8,494,064	(2,274,797)	(7,290,719)	16,870,467	12,424,855
Gain on early extinguishment of debt	—	—	—	—	6,502,663	—	—	—	—	—
Nonspecific grants & contributions	—	—	—	—	—	—	—	—	—	153,883
Transfers in (out)	555,216	200,000	(3,871,851)	(339,345)	448,551	(1,140,684)	176,000	250,000	(988,741)	—
Total business-type activities general revenues	2,302,827	1,267,176	(1,725,555)	4,784,962	16,573,387	7,353,380	(2,098,797)	(7,040,719)	15,881,726	12,578,738
Total primary government	\$ 279,742,441	\$ 301,728,950	\$ 317,334,282	\$ 349,413,857	\$ 419,035,999	\$ 432,231,478	\$ 470,381,308	\$ 508,875,357	\$ 590,630,211	\$ 613,644,704
Change in Net Position										
Governmental activities	\$ 111,915,680	\$ 142,259,368	\$ 74,439,453	\$ 161,403,377	\$ 234,085,037	\$ 213,095,916	\$ 238,581,893	\$ 201,257,411	\$ 260,089,820	\$ 301,645,571
Business-type activities	116,572,386	86,672,452	104,615,824	113,413,196	160,641,482	140,007,791	149,201,160	135,409,811	158,332,256	162,291,335
Changes in net position	\$ 228,488,066	\$ 228,931,820	\$ 179,055,277	\$ 274,816,573	\$ 394,726,519	\$ 353,103,707	\$ 387,783,053	\$ 336,667,222	\$ 418,422,076	\$ 463,936,906

Notes:

- (a) 2015 increase due to additional expenditures from the Smoky Hill/E-470 bridge widening project. In 2017, expenditures increased to support development across the city and new software subscriptions to enhance city operations. In 2018, expenditures decreased again to similar levels prior to 2017. In 2019, expenditures increased due to pay and benefit increases and an increase to the pension liability. In 2020, expenditures increased due to the spending of funds received from the Coronavirus Aid, Relief and Economic Security (CARES) Act to help mitigate negative effects of the COVID-19 pandemic. 2021 and 2022 spending returned to pre-pandemic levels. In 2023, expenditures increased due to pay and benefit increases and increases in general operating expenses as a result of city growth and inflation. In 2024, expenditures increased due to pay and benefit increases, increases in general operating expenses as a result of city growth and inflation, and increases in expenditures to address security concerns including cybersecurity.
- (b) 2015 and 2016 increase is due to mandated staffing and equipment needs for police. In 2016, the primary driver of the increase was the recognition of pension expense as required by GASB 68. 2018 through 2020 increases are primarily due to an increase in full-time equivalents (FTE) and pay/benefit increases. 2023 increases are primarily due to increase in full-time equivalents (FTE), increased training and equipment. 2024 increases are largely due to pay and benefit increases and increases to expenditures to purchase equipment including body worn cameras and license plate readers.
- (c) Increases in 2015 to 2024 due to an increase in ongoing projects and maintenance as development and growth across the city continues to increase.
- (d) 2015 - 2018 increases due to continued development activity in the urban renewal areas around the city. 2019 and 2020 increases are also due to the continued increase in economic development activity, specifically the Gaylord Rockies Resort and Convention Center which opened in 2019. 2022 to 2024 increases are primarily due to increases in development activity and paid incentives.
- (e) 2016, 2017, 2018 and 2019 increase is the result of increased spending on multiple neighborhood park projects. 2016 includes increased utilization of the newly expanded Sports Park and the addition of Ward IV computer lab and median pilot program. 2018 increase is due to new and continued parks projects such as the Highline Canal Trail, Triple Creek, Tollgate Crossing and Olympic Park. 2019 increase is due to the newly opened Central Recreation Center and continued parks projects. Slight decrease in 2020 attributable to the large amount of projects completed in prior years coupled with delayed startup of new projects during the COVID-19 pandemic. 2022 increase due to increase in professional services for upcoming projects. 2023 and 2024 includes increased spending on newly opened Southeast Recreation Center (SERC) and parks/community spaces
- (f) 2018 increase pertains to additional water storage, personnel expenses and increased professional fees associated with water rights acquisitions. 2020 and 2021 increases due to continued water rights acquisitions coupled with slight increase to personnel expenses and operating costs. 2022 increase due to increased professional services for new and ongoing projects. 2023 increase includes additional water storage and increases to capital improvement projects. 2024 increase due to personnel expenses and general operating costs.
- (g) Increases reflect an increase in sewage treatment and disposal expense and an increase in sewer personnel costs. 2013 increase includes loss on early extinguishment of debt. 2021 increase due to purchased sewer and stormwater coupled with general operating expense increases. 2023 and 2024 increases due to personnel expenses and general operating costs.
- (h) Increase in 2015 represents a developer fee for the Smoky Hill/E470 bridge widening project. Increase in 2017 reflects recognition of collectible loans from federal funds. 2018 returned to normal with slight increases 2018 through 2021 due to growth within the city. Increase in 2023 reflects increase in impact fees collected.
- (i) Fluctuations correspond to changes in development activity.
- (j) 2018 increase pertains to the contribution of land from other governments to the city for the Triple Creek Greenway. 2019 increase primarily due to increased grant funding and intergovernmental agreements for recreation and public works projects. 2020 increase primarily due to the receipt of funding as part of the Coronavirus Aid, Relief and Economic Security (CARES) Act to help mitigate negative effects of the COVID-19 pandemic within the city. 2021 through 2023 returned to pre-pandemic levels. 2024 increase due to receipt of funding associated with the Aurora Regional Navigation Campus.
- (k) Fluctuation primarily represents fluctuation in developer contributed streets from year to year.
- (l) 2016 increase due to water usage and raw water sales. 2018 increase is due to increased water system usage and the reclass of residential and multifamily rate classes. 2020 increase due to dry summer resulting in more water usage coupled with development within the city. 2022 increase due to new rate schedule. 2023 decrease due to wet spring resulting in decreased usage and less fires during the year. 2024 increase due to fee increases and a historically dryer weather pattern in the spring resulting in greater water usage by customers.
- (m) Increases are attributable to new rate schedule and volume increases.
- (n) Several significant projects such as the Westerly Creek bridge and channel improvement project were completed in 2015 with no similar projects undertaken in 2016 and 2017. 2018 and 2022 increases pertain to increased developer contributions.
- (o) Amounts represent developer tap fee revenue and developer contributed water and sewer mains. 2015 and 2016 saw an increased development activity due to a change in the recording process for contributed mains in 2016. 2016 included contributed mains for both 2015 and 2016 while 2017 only included contributed mains for 2017. Increases in 2018 through 2020 and in 2022 to 2023 are due to continued development activity across the city. 2024 decrease due to fewer non-cash contributions of mains and infrastructure completed by developers
- (p) 2020, 2023, and 2024 increases primarily due to addition of full-time equivalents (FTE), benefit and pay increases and slight increases to operating expenses to accommodate growth within the city.

Exhibit A-3

CITY AURORA, COLORADO
FUND BALANCES, GOVERNMENTAL FUNDS

LAST TEN YEARS

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Restricted	\$ 11,109,504	\$ 2,977,572	\$ 3,363,648	\$ 3,968,588	\$ 4,664,960	\$ 6,006,373	\$ 7,374,189	\$ 8,719,112	\$ 14,815,078	\$ 19,180,196
Committed	29,802,537	31,469,048	33,579,639	33,892,498	35,632,311	37,072,766	38,856,450	44,571,073	46,227,807	50,244,916
Assigned	26,842,775	39,969,907	42,880,793	43,077,890	42,756,673	47,859,525	51,710,550	64,663,710	55,323,572	56,896,033
Unassigned	26,780,366	20,072,659	22,458,479	32,280,222	39,768,947	65,345,866	57,074,196	36,565,047	51,959,199	43,585,324
Total General Fund	94,535,182	94,489,186	102,282,559	113,219,198	122,822,891	156,284,530	155,015,385	154,518,942	168,325,656	169,906,469
Special revenue funds										
Restricted	30,264,889	47,022,262	54,032,776	64,214,496	75,641,352	81,465,120	97,275,650	105,408,017	132,062,263	155,854,622
Committed	11,992,072	12,624,365	13,203,233	14,446,874	14,908,000	17,574,381	22,355,685	18,809,060	13,767,985	12,034,416
Assigned	306,619	931,942	5,858,500	5,264,676	6,913,671	8,405,095	13,753,409	14,952,782	10,502,189	10,261,542
Debt service funds										
Restricted	16,733,019	10,298,305	9,913,646	9,728,648	1,689,640	977,669	2,812,238	4,475,471	4,361,575	6,198,509
Committed	—	—	—	—	—	—	—	—	—	—
Assigned	2,584,305	2,295,028	2,178,759	535,398	1,374,441	1,546,981	—	1,623,444	1,411,350	678,207
Capital projects funds										
Restricted	18,286,152	19,801,650	72,511,684	54,206,482	43,043,277	84,559,037	92,902,046	129,283,856	112,305,631	139,989,009
Committed	33,579	—	33,579	33,579	33,579	42,628	129,998	53,113	74,456	99,042
Assigned	39,071,977	50,882,721	43,863,073	69,662,436	87,535,392	79,229,602	114,908,724	147,144,525	174,595,241	148,407,776
Unassigned	(2,153,291)	—	—	—	—	—	—	—	—	—
Total all other governmental funds	117,119,321	143,856,273	201,595,250	218,092,589	231,139,352	273,800,513	344,137,750	421,750,268	449,080,690	473,523,123
Total fund balances	\$ 211,654,503	\$ 238,345,459	\$ 303,877,809	\$ 331,311,787	\$ 353,962,243	\$ 430,085,043	\$ 499,153,135	\$ 576,269,210	\$ 617,406,346	\$ 643,429,592

Exhibit A-4

CITY OF AURORA, COLORADO
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN YEARS

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
REVENUES										
<i>Taxes</i>										
Sales and use	\$ 211,785,430	\$ 227,715,206	\$ 234,456,300	\$ 251,809,081	\$ 278,198,867	\$ 289,060,727	\$ 339,272,034	\$ 370,722,125	\$ 381,985,897	\$ 381,207,861
Property	30,270,851	36,087,049	38,260,313	45,532,335	62,905,848	83,180,486	81,688,501	82,918,965	90,391,022	106,963,103
Franchise	14,212,992	14,212,056	14,528,598	14,222,770	14,305,454	14,237,533	15,654,893	17,871,432	17,736,758	16,869,338
Lodgers	7,643,748	8,364,792	8,720,717	9,041,896	15,978,647	7,606,726	12,451,248	18,169,596	19,893,258	19,512,150
Occupational privilege	5,259,105	5,528,916	5,662,274	6,022,002	6,351,192	5,843,394	6,405,251	6,592,881	6,960,944	7,044,275
Other	6,151,132	6,084,678	8,921,290	10,990,076	12,157,336	12,706,792	16,449,367	18,130,727	16,880,078	17,835,779
Charges for services	27,270,717	28,325,295	30,303,788	33,113,627	36,262,481	33,127,011	51,743,381	57,566,350	68,121,296	60,700,205
Licenses and permits	15,659,361	16,719,987	15,944,129	18,281,012	18,078,682	19,643,272	22,942,325	20,407,415	22,500,845	22,594,184
Fines and forfeitures	9,291,996	8,325,257	8,025,932	9,356,860	6,194,174	4,126,153	4,571,330	3,268,089	3,786,281	3,808,686
Special assessments	323,586	233,561	206,205	110,235	93,406	88,522	83,647	78,862	—	—
Intergovernmental	40,488,484	44,585,769	44,291,557	59,311,197	73,462,880	84,626,463	69,401,443	78,556,141	77,855,067	122,245,524
Surcharges	3,602,702	5,413,794	5,361,606	5,373,406	6,233,730	5,511,882	7,208,503	7,904,029	8,294,850	10,106,398
Miscellaneous	6,050,385	4,489,757	5,918,246	12,150,664	9,916,606	6,282,867	7,877,565	10,863,080	8,776,246	9,322,169
Investment returns	1,802,243	1,576,715	3,782,959	5,542,260	11,145,065	10,617,185	(1,059,424)	(10,877,511)	30,568,315	28,108,007
Total revenues	379,812,732	407,662,832	424,383,914	480,857,421	551,284,368	576,659,013	634,690,064	682,172,181	753,750,857	806,317,679
EXPENDITURES										
<i>Current</i>										
General government	32,732,484	31,667,076	41,586,343	37,595,338	41,320,827	71,770,259	52,626,798	74,868,069	75,020,631	91,970,424
Judicial	9,787,297	10,535,345	11,369,533	11,869,944	12,771,916	13,264,373	13,324,919	14,710,663	16,824,112	18,418,878
Police	99,441,466	101,598,212	107,925,936	113,431,455	120,314,161	127,220,061	126,820,276	135,298,621	147,685,205	159,590,124
Fire	44,616,032	46,636,047	49,235,873	54,103,899	58,141,815	62,348,676	65,888,564	77,581,296	82,419,865	88,311,976
Other public safety	13,468,991	14,554,865	14,355,885	16,086,490	16,731,230	18,712,251	18,403,933	22,002,779	23,931,871	27,912,587
Public works	35,553,597	37,553,075	37,448,500	38,384,027	38,804,668	37,628,425	37,526,027	38,767,986	50,561,051	49,770,235
Economic development	25,542,325	29,547,656	27,362,069	34,226,664	69,117,806	73,150,775	72,555,419	88,743,451	87,287,751	98,944,660
Community services	11,081,379	13,584,029	13,429,777	18,621,805	17,373,671	15,357,441	32,222,091	22,121,728	26,703,368	27,815,131
Culture and recreation	36,650,167	39,601,248	41,313,611	42,931,624	44,976,591	39,516,368	42,038,726	48,858,929	52,765,142	60,049,108
<i>Debt Service</i>										
Principal	7,425,763	8,755,755	10,955,626	12,521,176	11,516,224	15,170,648	16,688,988	29,392,876	20,438,349	19,204,280
Interest	6,363,895	7,023,567	8,368,185	9,913,962	9,766,962	9,478,717	9,629,633	9,201,469	10,229,061	9,469,232
Capital outlay	103,997,821	57,815,312	68,396,553	86,784,752	93,738,889	54,417,631	81,264,992	78,075,845	114,563,325	141,678,499
Total expenditures	426,661,217	398,872,187	431,747,891	476,471,136	534,574,760	538,035,625	568,990,366	639,623,712	708,429,731	793,135,134
Excess (deficiency) of revenues over (under) expenditures	(46,848,485)	8,790,645	(7,363,977)	4,386,285	16,709,608	38,623,388	65,699,698	42,548,469	45,321,126	13,182,545
OTHER FINANCING SOURCES (USES)										
Transfers in	58,095,741	91,580,125	71,704,071	93,926,431	90,143,317	76,449,290	134,273,519	141,609,828	165,493,539	110,124,842
Transfers out	(59,645,741)	(92,100,370)	(71,554,071)	(93,928,434)	(91,417,650)	(76,783,910)	(139,512,519)	(144,675,012)	(170,916,539)	(110,529,842)
General obligation bonds issued	—	—	650,000	—	—	—	—	—	—	—
Premium (discount) on debt issues	449,531	—	—	—	13,315,175	3,756,708	—	3,332,823	714,424	12,946,486
Proceeds from debt issues	24,340,000	—	56,540,000	—	62,935,000	33,770,000	—	52,620,000	—	—
Payment to refunded bond escrow agent	—	—	(3,070,392)	—	(73,110,269)	—	—	(25,985,245)	—	—
Notes issued	16,366,639	5,736,936	6,755,756	2,000,000	—	—	—	—	—	—
Lease issuance	—	—	—	—	—	—	—	1,085,509	—	—
Proceeds from financed purchase agreements	8,612,436	10,703,597	11,315,000	20,750,000	3,883,279	—	8,303,140	6,176,450	—	—
Proceeds from interfund loan	—	—	—	—	—	—	—	—	—	—
Proceeds from disposal of capital assets	371,214	1,980,023	555,963	299,696	191,996	307,324	304,254	403,253	524,586	299,215
Total other financing sources (uses)	48,589,820	17,900,311	72,896,327	23,047,693	5,940,848	37,499,412	3,368,394	34,567,606	(4,183,990)	12,840,701
Net change in fund balances	\$ 1,741,335	\$ 26,690,956	\$ 65,532,350	\$ 27,433,978	\$ 22,650,456	\$ 76,122,800	\$ 69,068,092	\$ 77,116,075	\$ 41,137,136	\$ 26,023,246
Debt service as a percentage of noncapital expenditures	(a) 4.27%	4.63%	5.32%	5.76%	4.83%	5.10%	5.40%	6.87%	5.16%	4.40%

(a) This calculation is performed as follows: Total debt service (principal plus interest) divided by total noncapital expenditures (total expenditures less capital outlay).

**CITY OF AURORA, COLORADO
TOTAL SALES AND USE TAX REVENUES
LAST TEN YEARS**

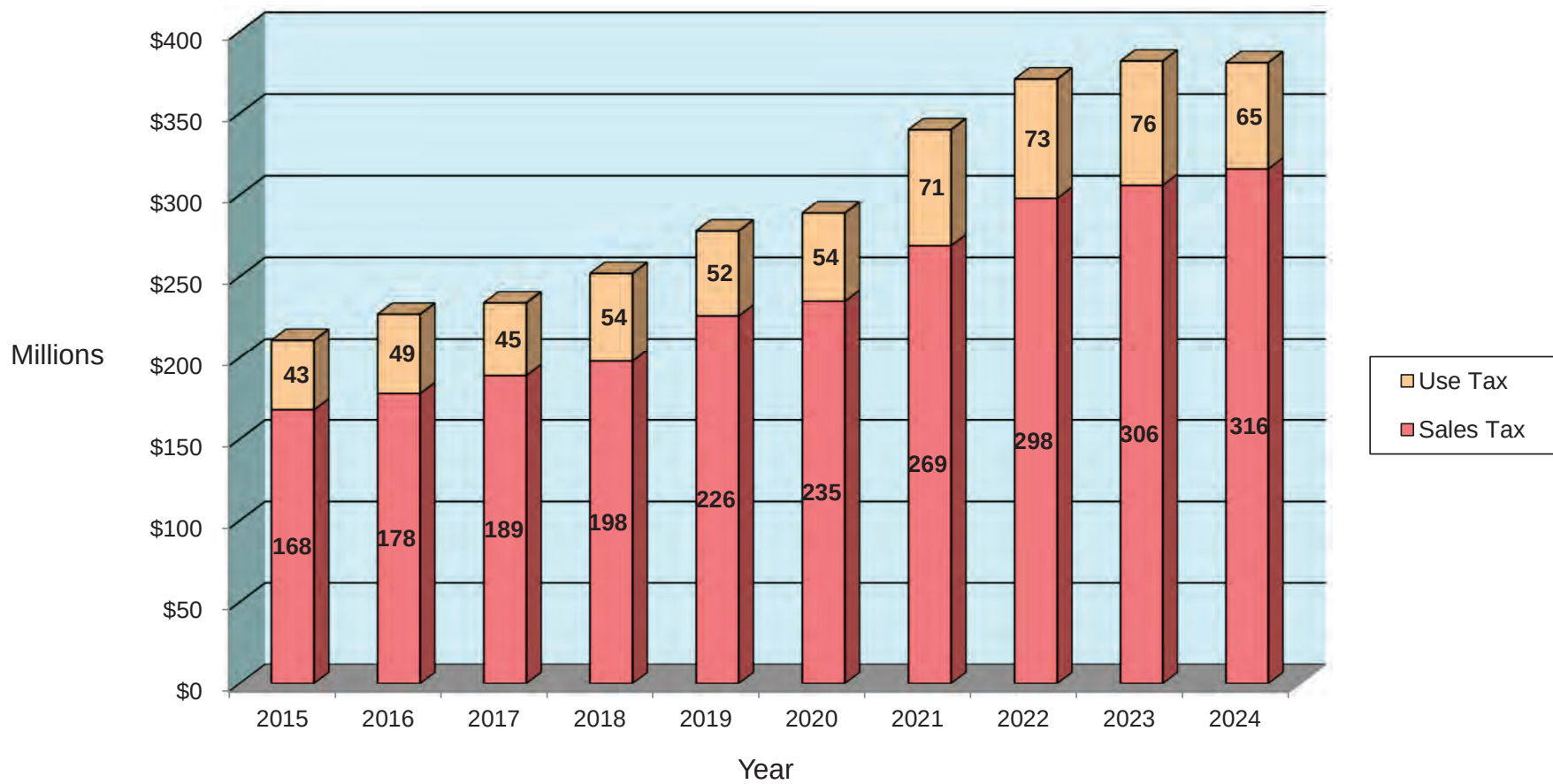


Exhibit A-6

CITY OF AURORA, COLORADO
SALES AND USE TAX RECEIPTS BY BUSINESS SECTOR (CASH BASIS)
LAST TEN YEARS

	Fiscal Year									
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Sales and Use Tax Receipts by Business Sector										
Retail trade	\$ 94,419,905	\$ 102,878,855	\$ 107,624,989	\$ 100,811,055	\$ 103,911,097	\$ 121,521,317	\$ 145,630,438	\$ 161,237,185	\$ 161,434,584	\$ 165,762,007
Accommodation and food services	24,107,294	25,440,477	27,013,496	28,119,369	35,412,136	29,050,601	33,593,044	39,785,313	42,445,122	66,719,900
Information and media	12,067,715	11,326,996	11,275,261	10,599,960	11,265,098	10,071,837	11,794,310	15,145,723	13,374,029	14,464,718
Utilities	12,251,897	11,512,517	12,189,682	11,571,683	12,461,473	12,474,705	14,539,580	17,289,167	18,316,327	17,433,864
Real estate, rental and leasing	6,026,767	6,416,231	7,657,858	9,031,366	9,758,428	9,716,764	10,675,842	11,449,953	11,444,655	14,853,267
Manufacturing	3,511,313	4,837,069	5,567,901	5,877,582	9,487,282	8,273,766	7,171,516	9,193,130	9,660,797	11,483,509
Wholesale trade	10,508,146	10,041,931	10,766,163	13,813,389	13,628,171	15,832,998	15,764,702	20,218,197	20,888,288	25,142,191
Finance and insurance	1,416,247	1,846,591	2,249,360	3,046,382	3,277,082	3,969,205	3,320,148	3,119,820	3,697,412	3,662,590
Health care and social assistance	1,602,940	1,684,927	1,864,752	5,036,865	1,469,016	1,399,397	1,571,781	1,606,136	1,652,326	2,756,349
Arts, entertainment and recreational	1,111,911	1,180,457	1,303,375	1,490,804	1,578,889	1,081,316	1,510,236	1,730,647	2,710,425	2,420,325
Professional, scientific and technical	2,263,769	2,425,198	2,738,435	1,806,926	4,373,154	5,564,149	5,514,784	4,321,273	4,366,081	8,203,212
Construction	2,185,427	2,300,016	2,717,200	2,498,665	4,085,460	3,971,902	3,558,019	3,774,201	4,099,884	7,341,408
Other services	6,251,784	6,448,256	7,085,596	6,971,576	11,692,523	17,172,219	21,121,541	12,940,686	22,027,954	27,932,704
Automobile use tax	18,238,347	18,881,119	20,174,565	20,615,416	22,345,412	21,481,130	28,336,062	30,592,584	32,338,063	30,282,548
Building materials use tax	15,338,964	20,379,821	15,952,807	19,606,636	17,084,892	22,580,005	32,495,717	37,699,682	43,189,835	34,485,037
Total Sales and Use Tax Receipts	<u>\$ 211,302,426</u>	<u>\$ 227,600,461</u>	<u>\$ 236,181,440</u>	<u>\$ 240,897,674</u>	<u>\$ 261,830,113</u>	<u>\$ 284,161,311</u>	<u>\$ 336,597,720</u>	<u>\$ 370,103,697</u>	<u>\$ 391,645,782</u>	<u>\$ 432,943,629</u>
City direct sales/use tax rate	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%

Amounts shown on this table from the City Sales Tax Division include taxes received for both the General Fund and AURA. The amounts reflected in this table are gross amounts received and will not necessarily reflect U.S. GAAP as recorded in the financial statements; differences include refunds and accruals.

Exhibit A-7

CITY OF AURORA, COLORADO
DIRECT AND OVERLAPPING SALES TAX RATES
LAST TEN YEARS

Arapahoe County						
Fiscal Year	City Direct Rate	State	RTD	Scientific & Cultural	Open Space	Total Rate
2015	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2016	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2017	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2018	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2019	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2020	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2021	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2022	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2023	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%
2024	3.75%	2.90%	1.00%	0.10%	0.25%	8.00%

Adams County						
City Direct Rate	State	RTD	Scientific & Cultural	Open Space	Roads & Bridges	Total Rate
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%
3.75%	2.90%	1.00%	0.10%	0.25%	0.50%	8.50%

Douglas County								
Fiscal Year	City Direct Rate	State	RTD	Scientific & Cultural	Open Space	Roads & Bridges	Justice Center	Total Rate
2015	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2016	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2017	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2018	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2019	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2020	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2021	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2022	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2023	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%
2024	3.75%	2.90%	1.00%	0.10%	0.17%	0.40%	0.43%	8.75%

Source: City of Aurora's Tax & Licensing Division

CITY OF AURORA, COLORADO
TOP TEN PRINCIPAL SALES AND USE TAXPAYERS BY INDUSTRY GROUP (CASH BASIS)
CURRENT YEAR AND NINE YEARS AGO

	2024					2015			
	Sales & Use Tax Receipts	Rank	Percentage of Total City Sales & Use Tax Receipts			Sales & Use Tax Receipts	Rank	Percentage of Total City Sales & Use Tax Receipts	
All other general merchandise stores	\$ 57,801,633	1	13.35%	Department stores	\$ 18,346,328	1	8.68%		
Full service restaurants	17,251,090	2	3.98%	Full-service restaurants	14,668,715	2	6.94%		
Other electric power generation	17,151,318	3	3.96%	Electrical power generation, transmission and distribution	12,085,817	3	5.72%		
Other miscellaneous durable goods merchant wholesalers	15,564,576	4	3.60%	Building materials and supplies stores	11,599,983	4	5.49%		
Home centers	12,865,135	5	2.97%	Limited-service eating places	7,797,727	5	3.69%		
Electronic and appliance retailers	10,189,683	6	2.35%						
Clothing and clothing accessories retailers	9,219,965	7	2.13%						
Food service contractors	8,993,161	8	2.08%	Clothing stores	7,286,890	6	3.45%		
New car dealers	8,693,095	9	2.01%	Telecommunications	7,155,383	7	3.39%		
Limited-service restaurants	8,679,615	10	2.00%	Automobile dealers	7,132,834	8	3.38%		
				Electronic and appliance stores	6,553,220	9	3.10%		
				Grocery Stores	5,843,196	10	2.77%		
Total	<u>\$ 166,409,271</u>		<u>38.43%</u>		<u>\$ 98,470,093</u>		<u>46.61%</u>		

Source: City of Aurora's Tax & Licensing Division

Note: Total city sales and use tax receipts were \$432,943,629 for 2024 and \$211,302,426 for the year 2015. The 2024 and 2015 Sales and Use Tax receipts are not reported on a GAAP basis. NAICS (North American Industry Classification System) categories changed in 2018 due to a five year review to ensure relevance, accuracy, and timeliness by the OMB (Office of Management and Budget) and the ECPC (Economic Classification Policy Committee).

Exhibit A-9

CITY OF AURORA, COLORADO
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN YEARS

Assessment/ Levy Year	Collection/ Budget Year	Real Property (a)			Total				Percent of Total	
		Assessed Value							Assessed Value	Total
		Assessed Value Adams County (b),(c)	Assessed Value Arapahoe County (b),(c)	Douglas County	Assessed Value	Percentage Change	Estimated Actual Value	Percentage Change	to Estimated Actual Value	Direct Tax Rate (d)
2015	2016	\$ 710,621,990	\$ 2,891,626,729	\$ 11,696,660	\$ 3,613,945,379	21.3%	\$ 29,529,554,729	30.1%	12.2%	8.886
2016	2017	727,478,690	2,915,255,249	15,926,970	3,658,660,909	1.2%	29,818,794,294	1.0%	12.3%	8.569
2017	2018	885,448,320	3,401,083,054	26,452,980	4,312,984,354	17.9%	38,919,638,135	30.5%	11.1%	8.605
2018	2019	939,940,890	3,423,144,486	31,189,260	4,394,274,636	1.9%	40,229,042,344	3.4%	10.9%	8.605
2019	2020	1,175,312,510	4,105,719,745	48,317,480	5,329,349,735	21.3%	49,350,707,399	22.7%	10.8%	8.605
2020	2021	1,297,863,100	4,183,098,776	60,956,970	5,541,918,846	4.0%	50,459,961,020	2.2%	11.0%	8.605
2021	2022	1,495,025,410	4,466,117,529	68,327,130	6,029,470,069	8.8%	54,783,614,286	8.6%	11.0%	8.073
2022	2023	1,675,302,650	4,456,816,511	72,208,340	6,204,327,501	2.9%	56,502,043,612	3.1%	11.0%	7.816
2023	2024	2,438,194,170	5,595,316,338	96,322,070	8,129,832,578	31.0%	74,393,030,915	31.7%	10.9%	8.407
2024	2025	2,500,661,971	5,792,319,727	97,121,330	8,390,103,028	3.2%	74,898,555,147	0.7%	11.2%	6.613

Notes: Data obtained from Certifications of Valuation provided by Adams, Arapahoe and Douglas counties. Colorado statutes provide procedures for the valuation of property for assessment purposes. The "Assessment/Levy Year" is the calendar year in which the property value is assessed. It is also the year in which the associated tax is levied. The tax revenue for a "Collection/Budget Year" is based on the assessment and tax levy made in the prior year. Tax revenue collections occur in the budget year.

The County Assessor bases the assessed values on property values as of June 30 of the year prior to the assessment year. Thus the assessed values for the taxes associated with budget year 2025 are based on the 2024 assessment, which itself is based on property values as of June 30, 2023.

The assessed valuation percentage is established each year and was as follows: Residential: 2013 through 2014 - 7.96%, 2015 through 2017 - 8.24% and 2017 through 2018 - 7.20%, 2019 through 2022 - 7.15%, 2023 and 2024 - 6.70%. All other classes of property: 29%.

Prior to January 1, 2021, differences in the percentage change between actual value and assessed value related to the changes in the mix of residential to other property from year to year. Beginning in 2021, with the passage of Colorado Amendment B, the Gallagher Amendment, which set residential and non-residential property tax assessment rates in the State Constitution, was repealed allowing the Colorado State Legislature to freeze the 2021 percentages at the current rates and decrease future property tax assessment rate decreases through state law. Additionally, exempt property is presented in actual value but not in assessed value.

Differences in the percentage change between actual value and assessed value relate to the change in the mix of residential to other property from year to year. Additionally, exempt property is represented in actual value but not in assessed value.

- (a) Includes both real and some business personal property.
- (b) Does not include tax increment financing district incremental assessed valuation of: \$10,280,820 - 2015; \$10,258,070 - 2016; \$29,967,707 - 2017; \$145,169,710 - 2018; \$252,569,440 - 2019; \$246,175,790 - 2020; \$196,402,730 - 2021; \$198,092,630 - 2022; \$279,478,530 - 2023, and \$289,478,649 - 2024 for Adams; \$30,745,586 - 2015; \$39,155,586 - 2016; \$45,379,741 - 2017; \$55,817,358 - 2018; \$69,559,590 - 2019; \$75,665,851 - 2020; \$90,507,285 - 2021; \$103,462,027 - 2022; \$121,623,051 - 2023, and \$127,514,585-2024 for Arapahoe. Beginning in the 2017 levy year, Adams County reported new TIF assessments related to the Aurora Conference Center (Gaylord project) and Westerly Creek Village TIF area 1 (Stanley Marketplace project). Beginning in the 2018 levy year, Adams County reported new TIF assessments related to the Westerly Creek Village TIF area 3 & 4.
- (c) Does not include General Improvement District (GID) assessed value of: 2015 - \$13,949,563, 2016 - \$13,952,766, 2017 - \$19,734,816, 2018 - \$22,017,975, 2019 - \$25,805,619, 2020 - \$26,262,013, 2021 - \$26,628,382; 2022 - \$26,149,797; and 2023 - \$30,694,084, and 2024- \$30,981,283
- (d) Includes a temporary mill levy rate reduction of 0.036 mills in the 2015 levy year to refund excess property tax revenue collection in 2015. The excess property tax revenue resulted from Series 2010 Bonds being paid in full during 2015. Also includes a temporary mill levy rate reduction of 0.532 mills in 2021, 0.789 mills in 2022, 0.198 in 2023, and 1.992 in 2024 levy year to refund excess property tax revenue collection in 2020, 2021, 2022 and 2023, respectively.

CITY OF AURORA, COLORADO
PROPERTY TAX RATES - DIRECT AND PRIMARY OVERLAPPING GOVERNMENTS
(PER \$1,000 OF ASSESSED VALUATION)

LAST TEN YEARS

Assessment/ Levy Year	Collection/ Budget Year	City of Aurora			Counties		Schools		(b) Total Tax Rate - City of Aurora and:		
		Operating	Debt	Total	Adams	Arapahoe	Aurora 28J	Cherry Creek	Adams County and Aurora Schools 28J	Arapahoe County and Aurora Schools 28J	Arapahoe County and Cherry Creek Schools
		(a)	Service								
2015	2016	8.569	0.000	8.569	26.817	13.856	66.648	49.703	102.034	89.073	72.128
2016	2017	8.605	0.000	8.605	27.055	14.039	69.685	53.232	105.345	92.329	75.876
2017	2018	8.605	0.000	8.605	26.929	12.817	69.006	49.687	104.540	90.428	71.109
2018	2019	8.605	0.000	8.605	26.864	13.301	82.014	49.995	117.483	103.920	71.901
2019	2020	8.605	0.000	8.605	26.917	14.301	81.275	46.997	116.797	104.181	69.903
2020	2021	8.605	0.000	8.605	26.897	13.013	82.034	49.724	117.536	103.652	71.342
2021	2022	8.073	0.000	8.073	27.069	12.762	78.918	49.012	114.060	99.753	69.847
2022	2023	7.816	0.000	7.816	26.967	13.750	77.846	49.863	112.629	99.412	71.429
2023	2024	8.407	0.000	8.407	26.835	12.206	71.331	47.567	106.573	91.944	68.180
2024	2025	6.613	0.000	6.613	26.944	16.885	71.331	53.962	104.888	94.829	77.460

Notes: Data obtained from Certifications of Valuation provided by Adams and Arapahoe Counties. Colorado statutes provide procedures for the valuation of property for assessment purposes. The "Assessment/Levy Year" is the calendar year in which the property value is assessed. It is also the year in which the associated tax is levied. The tax revenue for a "Collection/Budget Year" is based on the assessment and tax levy made in the prior year. Tax revenue collections occur in the budget year.

The County Assessor bases the assessed values on property values as of June 30 of the year prior to the assessment year. Thus the assessed values for the taxes associated with budget year 2025 are based on the 2024 assessment, which itself is based on property values as of June 30, 2023.

- (a) Includes a temporary mill levy rate reduction of 0.036 mills in the 2015 levy year to refund excess property tax revenue collection in 2015. The excess property tax revenue was a result of Series 2010 Bonds being paid in full in 2015. Also includes a temporary mill levy rate reduction of .532 mills in 2021, 0.789 mills in 2022, 0.198 in 2023, and 1.992 in 2024 levy year to refund excess property tax revenue collection in 2020, 2021, 2022 and 2023, respectively.
- (b) The Adams and Arapahoe County Assessor's Offices report that property owners within these counties' boundaries may be subject to a variety of different mill levies depending on the property's location. This schedule presents mill levies for counties and school districts only and may not represent the total tax rate for each property.

**CITY OF AURORA, COLORADO
TOP TEN PRINCIPAL PROPERTY TAX PAYERS
CURRENT YEAR AND NINE YEARS AGO**

	2024			2015		
	Assessed Valuation of Property	Rank	Percentage of Total Assessed Valuation	Assessed Valuation of Property	Rank	Percentage of Total Assessed Valuation
Crestone Peak Resources LLC	\$ 251,782,594	1	3.00%			
Aurora Convention Center Hotel LLC	212,716,550	2	2.54%			
Public Svc CO OF Colorado Property Tax Total	197,242,010	3	2.35%	\$ 116,319,590	1	3.22%
Shamrock Foods CO INC	61,283,370	4	0.73%			
LIT Gateway Portfolio LLC	44,725,180	5	0.53%			
NP Stafford II LLC	41,878,458	6	0.50%			
JP Morgan Chase Bank	40,909,598	7	0.49%			
Majestic Commercenter Phase 9 LLC	35,725,490	8	0.43%			
FR Aurora Commerce Center Phase 1 LLC	33,769,530	9	0.40%			
Amazon.com Services INC.	31,918,760	10	0.38%			
Qwest Corporation				40,243,680	2	1.11%
Columbia HeaelhOne (in 2006, Medical Center of Aurora)				20,300,000	3	0.56%
Cellco Partnership dba Verizon				18,142,400	4	0.50%
Arapahoe Crossings				17,054,900	5	0.47%
Weingarten/Miller/Aurora II				13,151,500	6	0.36%
CPT Operating Partnership				12,282,130	7	0.34%
Western A South Co LLC				10,830,190	8	0.30%
Town Center at Aurora LLC				10,436,810	9	0.29%
Comcast of Colorado				8,185,016	10	0.23%
Total	\$ 951,951,540		11.35%	\$ 266,946,216		7.39%

Source: Data obtained from Certifications of Valuations provided by Adams, Arapahoe and Douglas counties. The Total Assessed Value in assessment year 2024 is \$8,390,103,028 and 2015 was \$3,613,945,379. This total does not include the tax increment financing district assessed valuation for 2024 of \$416,993,234 or 2015 of \$41,026,406. It also does not include General Improvement District (GID) assessed value for 2024 of \$30,981,283 or 2015 of \$13,949,563.

Exhibit A-12

**CITY OF AURORA, COLORADO
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS**

Assessment/ Levy Year	Collection/ Budget Year	Total Tax Levy (a)	Current Tax Collections	Percent of Levy Collected (d)	Delinquent Collections/ (Refunds) (b)	Total Tax Collections	Collections as % of Current Tax Levy (d)	Tax Increment Collections (c)	General Improvement District Collections	Total Property Tax Revenues
2014	2015	\$ 26,476,406	\$ 26,283,439	99.27%	\$ (4,088)	\$ 26,279,351	99.26%	\$ 3,659,856	\$ 331,644	\$ 30,270,851
2015	2016	30,967,898	30,545,217	98.64%	12,923	30,558,140	98.68%	5,182,279	346,630	36,087,049
2016	2017	31,482,777	31,305,350	99.44%	(85,415)	31,219,935	99.17%	6,713,401	326,977	38,260,313
2017	2018	37,113,230	36,448,601	98.21%	15,632	36,464,233	98.25%	8,581,158	486,944	45,532,335
2018	2019	37,812,733	37,279,370	98.59%	205	37,279,575	98.59%	25,046,160	580,113	62,905,848
2019	2020	45,859,054	44,917,240	97.95%	(31,482)	44,885,758	97.88%	37,688,509	606,219	83,180,486
2020	2021	44,756,537	40,894,532	91.37%	(7,351)	40,887,181	91.35%	40,197,880	603,440	81,688,501
2021	2022	48,675,912	46,179,097	94.87%	(17,988)	46,161,109	94.83%	36,164,035	593,821	82,918,965
2022	2023	48,493,024	50,930,249	105.03%	31,614	50,961,863	105.09%	38,838,191	590,968	90,391,022
2023	2024	68,347,502	54,738,777	80.09%	13,631	54,752,408	80.11%	51,576,297	634,398	106,963,103

Notes: Data obtained from Certifications of Valuation provided by Adams and Arapahoe counties. Colorado statutes provide procedures for the valuation of property for assessment purposes. The "Assessment/Levy Year" is the calendar year in which the property value is assessed. It is also the year in which the associated tax is levied. The tax revenue for a "Collection/Budget Year" is based on the assessment and tax levy made in the prior year. Tax revenue collections occur in the budget year. Component units of the city are included only if they are blended in the city's annual financial report.

The County Assessor bases the assessed values on property values as of June 30 of the year prior to the assessment year. Thus, the assessed values for the taxes associated with budget year 2025 are based on the 2024 assessment, which itself is based on property values as of June 30, 2023.

- (a) Property taxes are assessed by Adams, Arapahoe and Douglas counties and remitted to the city after collection.
- (b) Delinquent tax collections are netted with refunds of appealed assessments. Positive numbers reflect more delinquent tax collections than refunds for the year. Negative numbers reflect refunds of appealed assessments in excess of delinquent collections for the year.
- (c) Tax levies collected pursuant to C.R.S. 31-25 through the Aurora Urban Renewal Authority (AURA), a blended component unit of the city.
- (d) In 2024, the decrease in property taxes collected was caused by property tax revenue exceeding the TABOR limit by \$16.8 million resulting in a refund of collections. To refund this overage, the city enacted a temporary property tax reduction which reduced the mill levy to compensate for the overage.

Exhibit A-13

CITY OF AURORA, COLORADO
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN YEARS

Year	Governmental Activities							Business-Type Activities				Total Primary Government	Percentage of Personal Income (b)	Per Capita	Population (c)
	General Obligation Bonds	Special Assessments Notes	Certificates of Participation	Financed Purchase Agreements	Tax Increment Bonds / Notes (a)	Leases	Subscriptions	Revenue Bonds	Water Rights Notes	Revenue Notes	Leases				
2015	\$ 3,549,000	\$ 970,000	\$ 137,917,468	\$ 12,605,340	\$ 22,013,063	\$ -	\$ -	\$ 503,720,796	\$ 530,649	\$ 70,844,813	\$ -	\$ 752,151,129	12.5%	\$ 2,142	351,200
2016	3,386,000	705,000	130,994,309	21,211,182	27,750,000	-	-	545,735,325	353,766	-	-	730,135,582	11.9%	2,054	355,441
2017	3,582,000	470,000	186,758,143	25,889,556	27,750,000	-	-	540,242,532	176,883	-	-	784,869,114	11.2%	2,154	364,328
2018	3,390,000	365,000	177,497,387	42,685,380	29,750,000	-	-	536,819,739	-	-	-	790,507,506	11.0%	2,113	374,154
2019	3,185,000	270,000	171,724,426	40,436,092	29,136,343	-	-	482,004,816	-	-	-	726,756,677	9.0%	1,907	381,057
2020	2,973,000	180,000	198,947,348	34,815,411	28,308,376	-	-	484,392,498	-	-	-	749,616,633	8.6%	1,939	386,502
2021	2,750,000	95,000	187,103,337	37,475,103	27,405,836	-	-	681,394,711	-	-	-	936,223,987	(d)	2,471	378,826
2022	2,515,000	-	209,945,254	25,667,721	21,903,607	2,665,743	10,652,005	662,228,272	-	-	177,955	935,755,557	8.7%	2,351	398,018
2023	2,273,000	-	195,906,524	21,057,334	20,956,572	2,345,465	9,129,281	686,318,211	-	-	108,967	938,095,354	8.4%	2,346	399,913
2024	2,025,000	-	181,416,373	29,960,721	19,849,611	1,498,850	6,255,595	814,919,017	-	-	25,899	1,055,951,066	(d)	2,612	404,219

Notes: Schedule includes all city debt including tax increment bonds/notes and General Improvement Districts general obligation bonds. Details regarding the city's outstanding debt can be found in the notes to the financial statements.

- (a) A tax increment revenue note was executed in 2014 with additional draws in 2015 and fully completed draws in 2016. In 2018, a capital impact fee note was executed. In 2022, the 2014 revenue note was refunded.
- (b) See Exhibit A-18 (Demographic and Economic) for personal income (based on labor force) totals.
- (c) The population for 2015 through 2024 was provided by the city's Planning and Development Services.
- (d) 2021 Personal Income data was not available due to internal changes in the Bureau of Labor and Statistics software while 2024 data is not currently available from the State of Colorado as of the report issuance date.

Exhibit A-14

CITY OF AURORA, COLORADO
RATIOS OF NET GENERAL OBLIGATION BONDED DEBT OUTSTANDING
LAST TEN YEARS

Year	Population (a)	Assessed Value (b)	Debt		Total General Obligation Bonded Debt (d)	Less: Debt Service Funds Available (e)	Net General Obligation Bonded Debt	Net General Obligation Bonded Debt to Assessed Value	Net General Obligation Bonded Debt Per Capita
			Governmental Activities (c)	Business-Type Activities					
2015	351,200	\$ 3,613,945,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016	355,441	3,658,660,909	-	-	-	-	-	-	-
2017	364,328	4,312,984,354	-	-	-	-	-	-	-
2018	374,154	4,394,274,636	-	-	-	-	-	-	-
2019	381,057	5,329,349,735	-	-	-	-	-	-	-
2020	386,502	5,541,918,846	-	-	-	-	-	-	-
2021	378,826	6,029,470,069	-	-	-	-	-	-	-
2022	398,018	6,204,327,501	-	-	-	-	-	-	-
2023	399,913	8,129,832,578	-	-	-	-	-	-	-
2024	404,219	8,390,103,028	-	-	-	-	-	-	-

Notes:

- (a) The population for 2015 through 2024 was provided by the city's Planning and Development Services.
- (b) Does not include tax increment financing district incremental assessed valuation of: \$10,280,820 - 2015; \$10,258,070 - 2016; \$29,967,070 - 2017; \$145,169,710 - 2018; \$252,569,440 - 2019; \$246,175,790 - 2020; \$196,402,730 - 2021; \$198,092,630 - 2022; \$279,478,530 - 2023 and \$289,478,649 - 2024 for Adams; \$30,745,586 - 2015; \$39,155,586 - 2016; \$45,379,741 - 2017; \$55,817,358 - 2018; \$69,559,590 - 2019; \$75,665,851 - 2020; \$90,507,285 - 2021; \$103,461,832 - 2022; \$121,623,051 - 2023 and \$127,514,585 - 2024 for Arapahoe. Does not include General Improvement Districts (GIDs) assessed value of: 2015 - \$13,949,563; 2016 - \$13,952,766; 2017 - \$19,734,816; 2018 - \$22,017,975; 2019 - \$25,805,619; 2020 - \$26,262,013; 2021 - \$26,628,382; 2022 - \$26,149,797; 2023 - \$30,694,084 and 2024 - \$30,981,283. Data obtained from Certifications of Valuation provided by Adams, Arapahoe and Douglas counties.
- (c) Does not include GIDs outstanding debt of: 2015 - \$3,549,000; 2016 - \$3,386,000; 2017 - \$3,582,000; 2018 - \$3,390,000; 2019 - \$3,185,000; 2020 - \$2,973,000; 2021 - \$2,750,000; 2022 - \$2,515,000; 2023 - \$2,273,000 and 2024 - \$2,025,000.
- (d) Gross general obligation bonded debt includes general obligation bonds supported by General Fund revenues and by Water Fund revenues. In 2015, all general obligation bonded debt have been fully paid.
- (e) The City Debt Service Funds Available is used in lieu of the City Debt Service Fund Balance. This is to tie the amount to what is used in Exhibit A-16, Legal Debt Margin Information. In 2015, since all general obligation bonds have been paid, the residual amount was transferred to the General Fund.

Exhibit A-15

**CITY OF AURORA, COLORADO
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2024**

Jurisdiction	Obligations Outstanding	Estimated Percentage Applicable (c)	Estimated Share of Overlapping Debt
<i>Direct:</i>			
City of Aurora (a)	\$ 241,006,150	100.00%	<u>\$ 241,006,150</u>
<i>Overlapping:</i>			
<i>Debt repaid with property taxes</i>	<u>General Obligation</u>		
Adams-Arapahoe School District 28J			
General obligation bonds (b)	\$ 125,336,401	100.00%	125,336,401
Cherry Creek School District			
General obligation bonds (b)	862,810,000	38.36%	330,973,916
Arapahoe County			
General obligation bonds (b,c)	6,377,451	36.20%	<u>2,308,637</u>
Total overlapping debt:			<u>458,618,954</u>
Total Direct and Overlapping Debt			<u><u>\$ 699,625,104</u></u>

Notes: This schedule demonstrates the city's ability to repay and issue long term debt based on the entire debt burden borne by its residences and businesses. Although more than 235 taxing entities overlap the city in whole or part, very few affect the majority of citizens. Therefore, this schedule excludes debt for overlapping districts that do not impact the debt burden for the average citizen.

- (a) Includes all governmental activities debt of the city of Aurora, such as general obligation bonds, certificates of participation, tax increment note, financed purchase agreements, leases and subscriptions, net of unamortized premium.
- (b) General obligation debt outstanding is the net of general obligation debt less any monies reserved for the retiring of these general obligation bonds, such as sinking funds or debt service reserve funds. Does not include General Improvement Districts (GIDs) outstanding debt.
- (c) For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

Exhibit A-16

**CITY OF AURORA, COLORADO
LEGAL DEBT MARGIN INFORMATION
IN ACCORDANCE WITH AURORA CHARTER ARTICLE XI**

Legal Debt Margin Calculation for Fiscal Year 2024

Assessed valuation, all Counties:	\$	8,390,103,028		
Debt limit - 3% of assessed valuation			\$	251,703,091
Amount of debt outstanding:				
Total bonded debt	\$	816,944,017		
Other debt		<u>231,226,705</u>		
Total			\$	1,048,170,722
Deductions allowed by law:				
General obligation bonds exempt from limit		2,025,000	(a)	
Revenue bonds		814,919,017	(b)	
Financed purchase agreement obligations		29,960,721	(b)	
Certificates of participation		181,416,373	(b)	
Revenue notes		<u>19,849,611</u>	(b)	
Total deductions				<u>1,048,170,722</u>
Amount of debt applicable to debt limit				<u>-</u>
Legal Debt Margin			\$	251,703,091 (c)

	<u>Last Ten Fiscal Years</u>									
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Debt limit	\$ 108,418,361	\$ 109,759,827	\$ 129,389,531	\$ 131,828,239	\$ 159,880,492	\$ 166,257,565	\$ 180,884,102	\$ 186,129,825	\$ 243,894,977	\$ 251,703,091
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 108,418,361	\$ 109,759,827	\$ 129,389,531	\$ 131,828,239	\$ 159,880,492	\$ 166,257,565	\$ 180,884,102	\$ 186,129,825	\$ 243,894,977	\$ 251,703,091
Total net debt applicable to the limit as a percentage of debt limit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

(a) The General Improvement District bonds are exempt from the debt limit.

(b) Revenue bonds and other forms of debt paid from revenues generated are exempt from the debt limit.

(c) Article X, Section 20(4)(b) of the Colorado Constitution requires the city to receive voter approval in advance for the creation of any multiple fiscal year direct or indirect debt or other financial obligation, regardless of whether or not the city is at its legal debt margin. Typically, voter approval of additional debt includes a provision exempting the new debt from the debt margin. Consequently, the computation of the city's legal debt margin has little real significance.

Enterprises, as defined in Article X, Section 20(2)(d) of the Colorado Constitution, are not required to receive voter approval. An "enterprise" is a city-owned business authorized to issue its own revenue bonds and receiving under 10% of annual revenues in grants from all Colorado state and local governments combined.

Exhibit A-17

CITY OF AURORA, COLORADO
SCHEDULE OF WATER REVENUE BOND COVERAGE

LAST TEN YEARS

					Debt Service Requirements								
				Net Revenue Available For Debt Service	First Lien Revenue Obligations (c)		First & Second Lien Revenue Obligations (d)		Debt Secured by Net Pledged Revenues (e)		Coverage Ratios (f)		
Year		Gross Revenue (a)	Expenses (b)		Principal	Interest	Principal	Interest	Principal	Interest	(c)	(d)	(e)
2015	(g)	\$ 133,797,322	\$ 53,355,471	\$ 80,441,851	\$ -	\$ 24,012,297	\$ 1,695,611	\$ 26,732,563	\$ 1,872,494	\$ 26,767,940	3.35	2.83	2.81
2016	(g)	156,847,578	56,334,540	100,513,038	-	22,931,125	1,759,196	25,587,806	1,936,079	25,614,338	4.38	3.68	3.65
2017	(g)	157,618,749	58,237,484	99,381,265	-	18,147,048	-	18,147,048	176,883	18,164,736	5.48	5.48	5.42
2018	(g)	176,503,787	64,756,975	111,746,812	-	18,936,050	-	18,936,050	176,883	18,944,894	5.90	5.90	5.84
2019		167,391,085	64,435,483	102,955,602	-	19,191,886	-	19,191,886	-	19,191,886	5.36	5.36	5.36
2020		197,531,674	65,776,272	131,755,402	2,350,000	18,036,050	2,350,000	18,036,050	2,350,000	18,036,050	6.46	6.46	6.46
2021		196,529,910	69,063,516	127,466,394	4,855,000	18,000,800	4,855,000	18,000,800	4,855,000	18,000,800	5.58	5.58	5.58
2022		211,831,481	76,634,537	135,196,944	11,920,000	15,149,189	11,920,000	15,149,189	11,920,000	15,149,189	4.99	4.99	4.99
2023		210,209,286	92,512,411	117,696,875	13,995,000	14,870,025	13,995,000	14,870,025	13,995,000	14,870,025	4.08	4.08	4.08
2024		236,990,395	98,612,286	138,378,109	14,525,000	14,341,494	14,525,000	14,341,494	14,525,000	14,341,494	4.79	4.79	4.79

Note: Includes long-term debt payable from Water revenues, including General Obligation Bonds, Revenue Bonds, and Water Notes Payable. Debt service requirements represent annual amounts as opposed to the maximum annual amount. Therefore, coverage ratios on this schedule will not match ratios in the Debt Continuing Disclosure section.

- (a) Includes charges for services, intergovernmental revenue and miscellaneous revenues as well as components of capital contributions (tap fees and IGA revenues), investment returns (interest income) and gain (loss) on disposal of capital assets (proceeds-sales of fixed assets). Excludes fair value adjustment, annexation fees and lease interest revenue.
- (b) Includes operating expenses such as personal services, supplies and other services and charges. Excludes depreciation expense.
- (c) Includes the city's portion of the Colorado Water Resources and Power Development Authority's (CWRPDA) Drinking Water Bonds Series 2005D and the City's First Lien Water Improvement Revenue Bonds Series 2021, 2016, 2008 and 2007. In 2014 and 2015, the 2005D CWRPDA Bonds were defeased in the amounts of \$23,955,000 and \$29,655,000, respectively. In 2016, First Lien Revenue Bonds were issued, fully refunding the 2007 and 2008 Revenue Bonds. Principal amounts of the 2007 and 2008 Bonds defeased in 2016 were \$421,495,000 and \$39,995,000, respectively. In 2019 and 2021, the 2016 First Lien Refunding Revenue Bonds were defeased in the amounts of \$45,000,000 and \$218,535,000, respectively. The legal covenant for debt service coverage for these obligations is 1.20 except for the CWRPDA Water Bonds which is 1.10.
- (d) Includes (c) above. In 2016, the CWCB note was paid off with proceeds from the Series 2016 Revenue Bonds in the amount of \$69,085,617. The legal covenant for debt service coverage is 1.05.
- (e) Includes (d) above and all Water Rights Notes Payable. In 2018, the Water Rights Notes were paid off. The legal covenant for debt service coverage is 1.05.
- (f) Net Revenue Available for Debt Service divided by Total Debt Service Requirements for "c", "d" and "e", respectively.
- (g) A principal and interest payment of \$176,883 and \$35,377, respectively, was made on the 2004 water rights note payable on December 31, 2015 due January 1, 2016. Also on December 30, 2016, a principal and interest payment of \$176,883 and \$26,532, respectively, was made, due January 1, 2017; on December 29, 2017, a principal and interest payment of \$176,883 and \$17,688, respectively, due January 1, 2018; and on December 28, 2018, a principal and interest payment of \$176,883 and \$8,844, respectively, due January 1, 2019.

(continued)

Exhibit A-17

**CITY OF AURORA, COLORADO
SCHEDULE OF WASTEWATER REVENUE BOND COVERAGE**

LAST TEN YEARS

Year	Gross Revenue (a)	Expenses (b)	Net Revenue Available For Debt Service	Senior Debt Service Requirements (c)				Subordinate Debt Service Requirements (c)			
				Principal	Interest	Total	Coverage Ratio (d)	Principal	Interest	Total	Coverage Ratio (e)
2015	\$ 66,054,886	\$ 46,017,730	\$ 20,037,156	\$ -	\$ 1,559,813	\$ 1,559,813	12.85	\$ -	\$ -	\$ -	-
2016	68,381,959	47,389,797	20,992,162	-	1,559,813	1,559,813	13.46	-	-	-	-
2017	71,167,240	51,024,265	20,142,975	2,795,000	334,373	3,129,373	6.44	-	-	-	-
2018	77,535,338	51,762,847	25,772,491	2,725,000	407,238	3,132,238	8.23	-	-	-	-
2019	78,758,678	52,525,597	26,233,081	2,765,000	403,340	3,168,340	8.28	-	400,000	400,000	57.66
2020	85,083,674	51,982,329	33,101,345	2,810,000	409,119	3,219,119	10.28	-	400,000	400,000	74.71
2021	85,539,611	58,033,110	27,506,501	4,259,537	499,929	4,759,466	5.78	-	400,000	400,000	56.87
2022	88,709,475	58,425,592	30,283,883	5,900,036	2,993,654	8,893,690	3.41	-	-	-	-
2023	98,645,386	63,495,715	35,149,671	5,991,162	3,370,392	9,361,554	3.75	-	-	-	-
2024	106,069,578	71,791,181	34,278,397	6,078,462	4,330,006	10,408,468	3.29	-	-	-	-

Notes: Includes long-term debt payable from Sewer revenues, including revenue bonds and long-term interfund payables.

- (a) Includes charges for services, intergovernmental revenue and miscellaneous revenues as well as components of capital contributions (tap fees and IGA revenues), investment returns (interest income) and gain (loss) on disposal of capital assets (proceeds-sales of fixed assets). Excludes fair value adjustment and annexation fees.
- (b) Includes operating expenses such as personal services, supplies and other services and charges. Excludes depreciation expense.
- (c) The Senior Debt Service Requirements consist of the First Lien Sewer Improvement Revenue Bonds, Series 2016 and Series 2006. In 2016, First Lien Wastewater Revenue bonds were issued, fully refunding the 2006 Bonds in the amount of \$32,295,000. In 2018, First Lien Wastewater Improvement Bonds in the amount of \$2,000,000 were initially issued with fixed rate conversions done in 2020 and in 2021 for the amounts of \$13,000,000 and \$15,000,000, respectively - see notes to the financial statements for details. The Subordinate Debt Service Requirement is the 2018 Interfund Loan Payable to the Water Fund which was fully paid in 2021.
- (d) Net Revenue Available for Debt Service divided by Total Senior Debt Service Requirements. The legal covenant for debt service coverage is 1.20 for the Series 2023, 2021, 2018, 2016 and Series 2006.
- (e) Net Revenue Available for Debt Service less Total Senior Debt Service Requirements, divided by Total Subordinate Debt Service Requirements. The legal covenant for debt service coverage is 1.00.

(continued)

Exhibit A-17

CITY OF AURORA, COLORADO
SCHEDULE OF GOLF REVENUE BOND COVERAGE

LAST TEN YEARS

Year	Gross Revenue (b)	Operating & Maintenance Expenses (c)	Net Revenue Available For Debt Service	Senior Debt Service Requirements (a)				Subordinate Debt Service Requirements (a)			
				Principal	Interest	Total	Coverage Ratio (d)	Principal	Interest	Total	Coverage Ratio (e)
2015	\$ 8,614,560	\$ 7,609,204	\$ 1,005,356	\$ 510,000	\$ 22,313	\$ 532,313	1.89	\$ 50,000	\$ 169,360	\$ 219,360	2.16
2016	8,273,524	7,775,293	498,231	-	-	-	n/a	275,000	167,360	442,360	1.13
2017	8,650,563	7,424,094	1,226,469	-	-	-	n/a	275,000	100,983	375,983	3.26
2018	8,059,584	6,989,142	1,070,442	-	-	-	n/a	300,000	72,680	372,680	2.87
2019	7,980,091	7,446,751	533,340	-	-	-	n/a	325,000	66,680	391,680	1.36
2020	8,761,956	7,569,973	1,191,983	-	-	-	n/a	350,000	60,180	410,180	2.91
2021	11,617,585	8,347,854	3,269,731	-	-	-	n/a	375,000	53,180	428,180	7.64
2022	11,874,899	8,621,842	3,253,057	-	-	-	n/a	400,000	45,680	445,680	7.30
2023	13,073,440	8,951,878	4,121,562	-	-	-	n/a	425,000	37,680	462,680	8.91
2024	14,508,073	10,073,626	4,434,447	-	-	-	n/a	450,000	29,180	479,180	9.25

Notes: Includes long-term debt payable from Golf revenues, including revenue bonds and long-term interfund payables. Debt service requirements represent annual amounts as opposed to the maximum annual amount. Therefore, coverage's ratios on this schedule will not match ratios in the Debt Continuing Disclosure section.

- (a) The Senior Debt Service Requirement consists of the 2005 Golf Revenue Refunding Bonds which were fully paid in 2015. The Subordinate Debt Service Requirement is the 1994 Interfund Loan Payable to the Wastewater Fund which was refinanced in 2008 and was restructured in 2012 and in 2017.
- (b) Includes operating revenues, investment income, miscellaneous non-operating revenues and golf lot premium fees. Excludes fair value adjustment.
- (c) Includes operating expenses such as personal services, supplies, other services and charges and the principal and interest on the golf cart leases. Excludes depreciation expense.
- (d) Net Revenue Available for Debt Service divided by Total Senior Debt Service Requirements. The legal covenant for debt service coverage is 1.35.
- (e) Net Revenue Available for Debt Service less Total Senior Debt Service Requirements, divided by Total Subordinate Debt Service Requirements. The legal covenant for debt service coverage is 1.00.

(concluded)

Exhibit A-18

**CITY OF AURORA, COLORADO
DEMOGRAPHIC AND ECONOMIC STATISTICS**

LAST TEN YEARS

Year	General Population (a)	Personal Income (b)	Aurora Labor Force Population (c)	Personal Income Per Capita (Labor Force)	Unemployment Rate (d)
2015	351,200	\$ 6,008,141,737	181,481	\$ 33,106	4.2%
2016	355,441	6,147,862,988	185,752	33,097	3.5%
2017	364,328	7,037,188,989	190,579	36,925	2.9%
2018	374,154	7,205,042,948	196,620	36,645	4.2%
2019	381,057	8,034,805,944	200,678	40,038	2.5%
2020	386,502	8,691,094,257	204,416	42,517	8.2%
2021	378,826	(e)	208,743	(e)	5.3%
2022	398,018	10,748,287,117	209,391	51,331	2.8%
2023	399,913	11,152,389,716	209,417	53,254	3.5%
2024	404,219	11,463,747,312	221,119	51,844	4.6%

Notes:

- (a) The population data was provided by the city's Planning and Development Services.
- (b) Data was provided by the city's Planning and Development Services. Personal income totals were provided to the city by the State of Colorado, Department of Labor and Employment, Quarterly Census of Employment and Wages. These totals are based on data provided to the State by businesses (for unemployment purposes) and do not include businesses with 3 or less employees.
- (c) Data provided by the United States Department of Labor. Totals include Aurora residents employed or potentially employable, sixteen years of age or older.
- (d) Data provided by the United States Department of Labor.
- (e) Data was not available from the Bureau of Labor and Statistics due to internal changes in their software.

Exhibit A-19

**CITY OF AURORA, COLORADO
TOP TEN PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

2024 (a)				2015			
<u>Industry</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employer</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Health Care and Social Assistance	35,138	1	20.56%	Buckley Air Force Base	11,000	1	6.66%
Retail Trade	30,124	2	17.63%	University of Colorado Anschutz Medical Campus	8,140	2	4.93%
Accommodation and Food Services	16,916	3	9.90%	Aurora Public Schools	6,090	3	3.69%
Educational Services	14,921	4	8.73%	University of Colorado Health (UCHealth)	5,860	4	3.55%
Administrative and Support and Waste Management and Remediation Services	14,406	5	8.43%	Children's Hospital Colorado	5,740	5	3.48%
Transportation and Warehousing	11,918	6	6.98%	City of Aurora (b)	3,960	6	2.40%
Professional, Scientific, and Technical Services	11,433	7	6.69%	Cherry Creek Schools (c)	3,900	7	2.36%
Wholesale Trade	7,290	8	4.27%	Raytheon	2,360	8	1.43%
Construction	5,720	9	3.35%	Health One Medical Center of Aurora	1,690	9	1.02%
Information	5,345	10	3.13%	Kaiser Permanente	1,680	10	1.02%

Note: 2024 data provided by the city of Aurora and the 2015 data provided by the Aurora Economic Development Council (AEDC) unless otherwise noted. Information on 2015 does not include retail sector employers.

- (a) Presentation of the top ten principal employers changed in 2020 due to the determination that this is protected information. The 2024 information is based on industry classification while the 2015 information is presented by employer as was reported in the 2015 annual financial report.
- (b) The city of Aurora employee count includes contingent and seasonal workers.
- (c) Cherry Creek Public Schools includes employees in the cities of Aurora, Centennial, Cherry Hills Village, Englewood, Foxfield, Glendale, and Greenwood Village.

Exhibit A-20

CITY OF AURORA, COLORADO
BUDGETED FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION

LAST TEN YEARS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
City Council	14.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Finance (c)	56.50	60.50	60.50	60.50	62.00	62.00	72.00	79.00	83.00	93.00
General Management (includes Civil Service) (b) (d)	109.00	111.75	111.75	86.00	88.00	94.00	42.00	52.00	42.00	81.00
Human Resources (a) (c)	-	-	-	28.50	29.50	31.00	31.00	38.50	48.50	38.50
Information Technology	45.00	48.00	48.00	49.00	55.00	56.00	57.50	69.00	69.50	69.50
Communications	22.86	25.36	25.36	26.50	29.50	29.50	30.50	29.50	26.50	26.50
Planning	36.00	42.00	42.00	42.50	46.00	47.00	45.00	49.00	55.00	55.00
Judicial										
City Attorney	50.80	53.80	53.80	55.00	60.00	62.00	61.00	64.00	66.00	69.00
Court Administration (includes Judicial)	125.50	125.50	126.50	131.50	133.50	133.50	133.50	134.50	136.00	136.00
Public Defender	9.00	10.00	10.00	11.50	15.50	15.50	15.50	17.50	17.50	17.50
Police	808.50	823.50	837.50	856.50	875.50	890.50	890.50	910.50	935.00	953.00
Fire	346.00	362.00	387.00	404.00	438.50	443.50	442.00	459.00	464.50	483.50
Other Public Safety	81.00	91.00	91.00	91.00	91.00	91.00	90.00	91.00	91.00	91.00
Public Works (b) (d)	258.00	272.00	282.00	285.00	310.00	315.00	353.00	378.00	383.00	356.00
Community Services										
Neighborhood Services	81.00	83.00	83.00	82.50	84.50	86.50	81.50	89.00	93.50	99.50
Culture and Recreation										
Library and Cultural Services	78.60	85.30	85.30	85.50	89.00	89.00	87.00	89.00	90.00	95.00
Parks, Recreation and Open Space	256.55	260.55	267.55	280.00	279.00	279.00	277.00	305.00	309.00	305.00
Water	285.98	286.19	291.20	294.44	306.89	312.92	312.92	324.97	344.62	341.02
Wastewater	143.02	143.81	149.80	150.56	153.61	156.08	156.08	160.03	164.38	167.98
Total	2,807.31	2,899.26	2,967.26	3,035.50	3,162.00	3,209.00	3,193.00	3,354.50	3,434.00	3,493.00

Data was provided by the city of Aurora Office of Budget and Financial Planning. From the excel data spreadsheet.

Notes:

- (a) In 2014-2017, Human Resources became Internal Services and was reported under General Management. As of 2018, Human Resources is reported separately.
- (b) In 2014-2020, Fleet Management was reported under General Management. As of 2021, Fleet Management is reported under Public Works.
- (c) In 2014-2023, Risk Management was reported under Human Resources. As of 2024, Risk Management is reported under Finance.
- (d) In 2021-2023, Fleet Management was reported under Public Works. As of 2024, Fleet Management is reported under General Management.

Exhibit A-21

**CITY OF AURORA, COLORADO
OPERATING INDICATORS BY FUNCTION
LAST TEN YEARS**

Incorporation : May 5, 1903 under the name of Fletcher and later incorporated as the Town of Aurora on February 20, 1907
Date First Charter Adopted : 1961
Form of Government : Council - Manager

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
<i>Building Permits: Data provided by COA Building Code Division</i>										
Permits issued (a)	23,325	14,340	13,272	15,173	18,058	16,518	18,397	17,042	23,039	25,638
Value of buildings (millions \$)	846	854	1,026	1,545	1,211	1,303	1,959	1,514	2,063	1,284
<i>Tax & Licensing: Data provided by COA Tax & Licensing Division</i>										
New business licenses (e)	2,689	2,301	2,634	2,975	3,667	2,799	3,888	4,186	4,245	3,903
Police Protection: Data provided by COA Police Department										
Number of law violations (Part I Crime) (b)	12,230	13,266	13,498	14,064	14,161	16,494	18,971	22,132	17,522	15,471
Total calls for service requests received	462,070	435,239	427,979	431,418	444,227	405,205	411,817	346,102	253,027	257,032
Total calls dispatched and officer initiated (c)	235,197	235,188	233,566	286,629	232,403	220,535	221,963	220,926	201,233	204,018
Total moving violations	41,822	26,779	29,087	34,714	37,235	21,016	19,682	14,349	13,856	12,840
Total parking violations (d)	5,550	5,462	16,329	17,075	17,744	13,322	16,102	17,470	19,154	21,157
Fire Protection: Data provided by COA Fire Department										
Number of fire inspections	9,674	10,535	7,542	14,850	15,790	2,973	5,499	4,811	8,452	8,199
Total fire calls (Fire, EMS, other) (g)	45,013	46,323	49,182	48,480	48,343	49,355	56,034	57,865	34,500	47,406
Haz Mat calls	29	39	43	85	70	68	77	688	840	335
Community Services: Data provided by COA Neighborhood Services Department										
Total number of code enforcement inspections	78,011	74,178	67,353	70,945	65,023	66,761	58,680	47,833	56,379	49,233
Culture and Recreation: Data provided by COA Parks, Recreation and Open Space, and Library and Cultural Services Departments										
Library items circulated	1,002,186	1,092,078	1,152,370	1,113,419	1,070,488	1,011,679	1,069,179	1,308,013	1,175,517	1,118,003
Library patron visits (f)	1,000,119	1,161,139	1,145,179	1,076,803	1,185,328	327,466	365,986	505,677	580,412	561,286
Recreational classes offered (f)	7,103	7,347	7,606	6,382	5,177	710	1,770	2,502	4,326	3,723
Recreational attendance (f)	390,437	406,603	388,101	324,101	417,146	34,797	373,821	476,000	727,932	740,732
Cultural services in house program attendance (f)	164,839	176,269	180,166	176,621	93,682	4,177	23,511	50,315	50,945	61,150

Notes:

- (a) Permits issued includes plumbing, heating, life safety and electrical for existing residential and non-residential structures.
- (b) Part 1 crime includes both violent and property crime.
- (c) Total calls dispatched and officer initiated service data available beginning in 2015.
- (d) In 2017, the city increased enforcement of parking violations for street parking and the Iliff parking garage.
- (e) In 2018, new business licenses were restated for years 2015-2017. In 2019, the increase was due to voluntary compliance to the 2018 Wayfair decision that allows internet sales tax collections; while the decision does not apply to home rule municipalities, many businesses chose to become licensed and started collecting city of Aurora sales tax.
- (f) In 2020 and 2021, libraries were closed for much of the year due to the COVID-19 pandemic resulting in declines in library patron visits and cultural services in house programming. Also due to COVID-19 closures of recreation centers, followed by reduced capacity restrictions and reduced in-person programming, recreation classes and attendance were down significantly.
- (g) In 2022, 2021 Haz Mat calls were restated to reflect entire city calls for hazardous material issues.

Exhibit A-22

CITY OF AURORA, COLORADO
CAPITAL ASSET STATISTICS BY FUNCTION

LAST TEN YEARS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police Protection: Data provided by COA Police Department										
Patrol Vehicles	192	197	200	206	212	217	217	217	213	204
Detention Facilities	1	1	1	1	1	1	1	1	1	1
Fire Protection: Data provided by COA Fire Department										
Number of Fire Stations	15	15	15	16	16	17	17	17	17	17
Public Works: Data provided by COA Public Works Department										
Miles of Improved Streets (center-line miles)	1,220	1,224	1,149	1,151	1,196	1,207	1,217	1,243	1,310	1,291
Tons of asphalt for patching & overlay (a)	125,204	111,332	104,052	121,131	105,725	106,513	88,733	101,556	259,316	190,369
Square yards of street repair & overlay (a)	1,285,547	1,762,248	1,672,888	1,703,813	1,336,260	684,935	1,073,323	718,244	1,837,717	1,348,048
Culture and Recreation: Data provided by COA Parks, Recreation, and Open Space, and Library and Cultural Services Departments										
Number of Playgrounds	88	88	88	88	89	85	85	84	85	84
Number of Golf Courses	6	6	5	5	5	5	5	5	5	5
Number of Swimming Pools	9	9	9	9	10	10	10	11	11	10
Parks - Number of Acres (b)	10,222	10,336	10,270	10,666	11,119	11,197	10,884	10,092	10,878	10,878
Number of Libraries (e)	4	6	6	6	6	6	6	8	8	8
Number of Computer Centers (f)	4	3	3	2	2	2	2	-	-	-
Water: Data provided by COA Aurora Water Department										
Number of Water Taps (c)	82,309	83,725	85,487	86,153	87,635	89,568	91,531	92,788	94,697	97,026
Miles of Water Mains constructed (d)	13	16	22	19	21	41	37	25	42	28
Wastewater: Data provided by COA Aurora Water Department										
Number of Sanitary Sewer Taps (c)	90,366	91,686	93,398	84,980	86,413	88,363	90,247	92,353	93,550	95,537
Miles of Sanitary Sewer constructed (d)	14	20	8	23	27	16	22	18	25	25

- (a) These totals include the following: reconstructive patching, in-place patching, slurry seal, chip seal and reconstructive planning. All work performed through the Capital Projects Fund by contract. In 2014, the increase is mainly due to increased street overlay and surface treatment project requirements. In 2020, the COVID-19 pandemic delayed the work on street repairs and overlay. In 2021, work increased due to restrictions being lifted. In 2022, square yards were restated for 2021 to reflect correct number.
- (b) Includes parks, golf courses and open space. Also includes facility grounds, medians and streetscapes that were completed during the year. The 2022 acreage decreased to exclude some Aurora Water maintained land and all water surface acreage for the reservoirs.
- (c) Total includes paid water and irrigation connections. 2014 through 2015 are restated since number of meters was used instead of number of connections.
- (d) Total includes newly constructed mains during the period. As a result of the improving economy, there was an increase in water mains and sewer lines constructed in 2014.
- (e) Includes Mission Viejo, Tallyn's Reach, Martin Luther King and Central Libraries. In 2016, Iliff Square Library reopened after being closed in 2010 and Hoffman Heights transitioned from a computer center to a full service library.
- (f) In 2016, Hoffman Heights became a full service library and was no longer considered a computer center. In 2018, the computer center at Kmart was closed. Beginning in 2022, all locations are now Libraries.

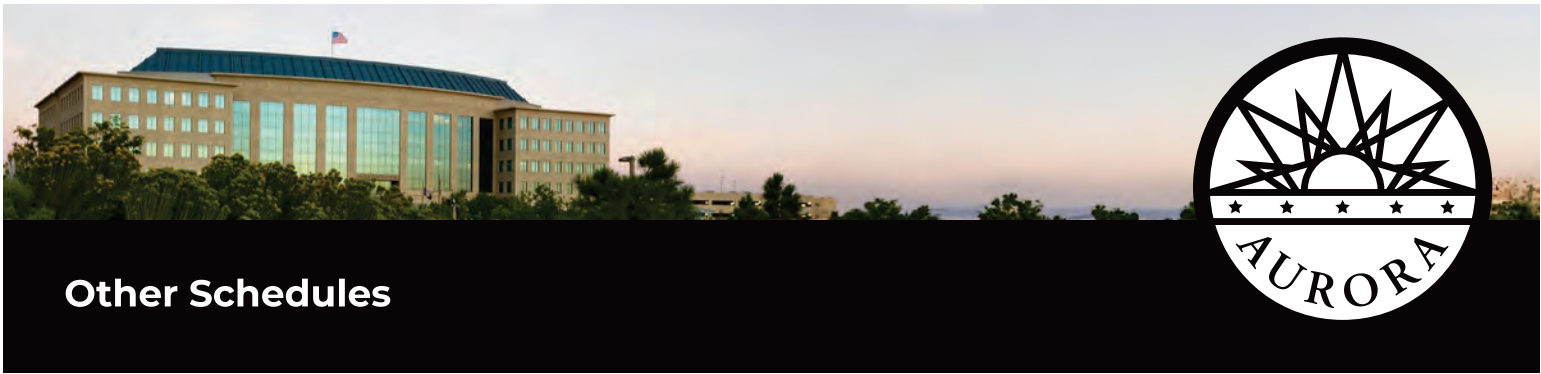


City of Aurora, Colorado

2024 ANNUAL COMPREHENSIVE
FINANCIAL REPORT

OTHER SCHEDULES

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Other Schedules

COMPLIANCE SECTION

Exhibit B-1

Local Highway Finance Report

MISCELLANEOUS SCHEDULES

(not subject to auditing procedures)

Exhibit B-2

Schedule of Indebtedness - All Funds

Exhibit B-3

Schedule of Debt Service Requirements

DEBT CONTINUING DISCLOSURES

(not subject to auditing procedures)

Exhibit C-1

Summary of Continuing Disclosures by Issue

Exhibit C-2

General Fund - Comparative Schedule of Revenues, Expenditures and Changes in Fund Balance (US GAAP Basis)

Exhibit C-3

General Fund - Comparative Schedule of Sources, Uses and Changes in Funds Available, Actual and Budget (Non-GAAP Budgetary Basis)

Exhibit C-4

Water Fund - Operating History

Exhibit C-5

Water Fund - System Statistics

Exhibit C-6

Water Fund - Maximum Annual Debt Service Coverage

Exhibit C-7

Wastewater Fund - Operating History

Exhibit C-8

Wastewater Fund - System Statistics

Exhibit C-9

Wastewater Fund - Maximum Annual Debt Service Coverage

Exhibit C-10

General Fund - Assessed and Estimated Actual Value of Taxable Property by Class

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LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO YEAR ENDING (mm/yy): 2024
This Information From The Records Of: City of Aurora, Colorado	Prepared By: 303-739-7789

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES**III. EXPENDITURES FOR ROAD AND STREET PURPOSES**

ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		A. Local highway expenditures:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	\$ 35,842,659.00
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	\$ 40,472,244.00
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	\$ 5,863,323.00
2. General fund appropriations	\$ -	b. Snow and ice removal	\$ 2,506,436.00
3. Other local imposts (from page 2)	\$ 27,415,545.94	c. Other	\$ 5,903,542.00
4. Miscellaneous local receipts (from page 2)	\$ 54,415,841.00	d. Total (a. through c.)	\$ 14,273,301.00
5. Transfers from toll facilities		4. General administration & miscellaneous	\$ 874,298.00
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	\$ 11,760,211.00
a. Bonds - Original Issues		6. Total (1 through 5)	\$ 103,222,713.00
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	\$ -	a. Interest	\$ 1,480,950.00
7. Total (1 through 6)	\$ 81,831,386.94	b. Redemption	\$ 1,015,000.00
B. Private Contributions		c. Total (a. + b.)	\$ 2,495,950.00
C. Receipts from State government (from page 2)	\$ 11,932,227.06	2. Notes:	
D. Receipts from Federal Government (from page 2)	\$ 14,031,946.00	a. Interest	
E. Total receipts (A.7 + B + C + D)	\$ 107,795,560.00	b. Redemption	
		c. Total (a. + b.)	\$ -
		3. Total (1.c + 2.c)	\$ 2,495,950.00
		C. Payments to State for highways	\$ 2,076,897.00
		D. Payments to toll facilities	
		E. Total expenditures (A.6 + B.3 + C + D)	\$ 107,795,560.00

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	\$ 31,005,000.00		\$ 1,015,000.00	\$ 29,990,000.00
1. Bonds (Refundi+A71ng Portion)				\$ -
B. Notes (Total)				\$ -

V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		\$ 107,795,560.00	\$ 107,795,560.00		\$ -

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT		STATE: COLORADO	
		YEAR ENDING (mm/yy): 2024	

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assesments	\$ -	a. Interest on investments	\$ 465,919.00
b. Other local imposts:		b. Traffic Fines & Penalties	\$ 2,502,382.00
1. Sales Taxes	\$ 14,094,420.94	c. Parking Garage Fees	
2. Infrastructure & Impact Fees	\$ 1,540,399.00	d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	\$ 11,780,726.00	g. Other Misc. Receipts	\$ 36,645,684.00
6. Total (1. through 5.)	\$ 27,415,545.94	h. Other	\$ 14,801,856.00
c. Total (a. + b.)	\$ 27,415,545.94	i. Total (a. through h.)	\$ 54,415,841.00
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	
ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes (from Item I.C.5.)	\$ 10,869,696.06	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	\$ 1,062,531.00	d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other		f. Other Federal	\$ 14,031,946.00
f. Total (a. through e.)	\$ 1,062,531.00	g. Total (a. through f.)	\$ 14,031,946.00
4. Total (1. + 2. + 3.f)	\$ 11,932,227.06	3. Total (1. + 2.g)	\$ 14,031,946.00
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs	\$ -	\$ 160,716.00	\$ 160,716.00
b. Engineering Costs	\$ 2,862,936.00	\$ 5,743,241.00	\$ 8,606,177.00
c. Construction:			
(1). New Facilities			\$ -
(2). Capacity Improvements	\$ 12,785,857.00	\$ 3,170,647.00	\$ 15,956,504.00
(3). System Preservation	\$ 1,651,506.00	\$ 1,056,650.00	\$ 2,708,156.00
(4). System Enhancement And Operation	\$ 2,071,908.00	\$ 6,339,198.00	\$ 8,411,106.00
(5). Total Construction (1)+(2)+(3)+(4)	\$ 16,509,271.00	\$ 10,566,495.00	\$ 27,075,766.00
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ 19,372,207.00	\$ 16,470,452.00	\$ 35,842,659.00
<i>(Carry forward to page 1)</i>			
Notes and Comments:			

EXHIBIT B-2
CITY OF AURORA, COLORADO
SCHEDULE OF INDEBTEDNESS - ALL FUNDS
DECEMBER 31, 2024

REVENUE BONDS	Interest Rates	Dates		Debt			Current Maturities
		Issue	Maturity	Authorized	Issued	Outstanding	
Supported by Water Fund revenues							
First-Lien Water Revenue - Refunding	3.00 - 5.00%	8/16/2016	2046	\$ 437,025,000	\$ 437,025,000	\$ 137,380,000	\$ 11,445,000
First-Lien Water Revenue	2.25%	5/27/2021	2051	122,760,000	122,760,000	122,760,000	-
First-Lien Water Revenue - Refunding	0.488 - 2.720%	9/9/2021	2046	265,230,000	265,230,000	253,695,000	3,610,000
First-Lien Water Revenue	4.0 - 5.0%	12/19/2024	2054	138,420,000	138,420,000	138,420,000	4,485,000
Unamortized premium				-	-	34,756,705	-
Unamortized discount				-	-	(1,970,020)	-
Unamortized loss on refunding				-	-	(15,617,266)	-
Total supported by Water Fund revenues				963,435,000	963,435,000	669,424,419	19,540,000
Supported by Wastewater Fund revenues							
First-Lien Sewer Revenue - Refunding	1.56%	11/4/2016	2026	28,900,000	28,900,000	6,120,000	3,035,000
First-Lien Sewer Revenue	1.231 - 3.035%	12/12/2018	2030	30,000,000	30,000,000	19,455,804	3,131,403
First-Lien Sewer Revenue	4.00 - 5.00%	5/27/2021	2051	48,970,000	48,970,000	48,970,000	-
First-Lien Sewer Revenue	4.00 - 5.00%	2/23/2023	2053	43,780,000	43,780,000	43,780,000	-
Unamortized premium				-	-	11,551,528	-
Unamortized gain on refunding				-	-	75,312	-
Total supported by Wastewater Fund revenues				151,650,000	151,650,000	129,952,644	6,166,403
NOTES							
Supported by Capital Impact Fees							
E-470 - Hogan Parkway Note	2.50%	8/9/2018	2028	2,000,000	2,000,000	859,611	207,010
Total supported by Capital Impact Fees				2,000,000	2,000,000	859,611	207,010
FINANCED PURCHASE AGREEMENTS WITH THIRD PARTY							
Supported by General Fund revenues							
2017A D2 Police Station Phase I and II	2.650%	6/8/2017	2032	10,095,000	10,095,000	5,895,000	670,000
2018A Heavy Fleet Equip (Dump/Fire Trucks)	2.880%	8/9/2018	2025	1,750,000	1,750,000	225,748	225,748
2019A Heavy Fleet Equip (Dump/Fire Trucks)	1.768%	12/10/2019	2026	3,883,279	3,883,279	1,144,389	567,180
2021A Heavy Fleet Equip (Dump/Fire Trucks, Misc)	1.064%	11/18/2021	2028	8,303,140	8,303,140	4,787,274	1,177,886
2022A Heavy Fleet Equip (BearCats, Fire Trucks, Misc)	2.600%	8/4/2022	2029	6,176,450	6,176,450	4,483,024	851,186
2023A Heavy Fleet Equip (Dump/Fire Trucks, Misc)	3.709%	8/22/2023	2030	7,500,000	7,097,346	6,861,722	1,103,051
2024B Heavy Fleet Equip (Dump/Fire Trucks, Misc)	3.825%	8/29/2024	2031	6,563,564	6,563,564	6,563,564	888,754
Unamortized loss on refunding				-	-	(1,110)	-
Total supported by General Fund revenues				44,271,433	43,868,779	29,959,611	5,483,805
INCLUDABLE ENTITIES							
Supported by City Payments							
ACLC certificates of participation	3.50 - 3.75%	5/28/2015	2040	24,340,000	24,340,000	17,880,000	850,000
ACLC certificates of participation	3.50 - 5.00%	5/2/2017	2042	28,865,000	28,865,000	23,540,000	840,000
ACLC certificates of participation	3.00 - 5.00%	8/15/2017	2037	27,675,000	27,675,000	20,650,000	1,210,000
ACLC certificates of participation	5.00%	10/29/2019	2031	62,935,000	62,935,000	41,070,000	5,045,000
ACLC certificates of participation	3.00 - 4.00%	10/28/2020	2045	33,770,000	33,770,000	30,300,000	985,000
ACLC certificates of participation	4.00 - 5.00%	9/7/2022	2042	31,975,000	31,975,000	29,990,000	1,070,000
Unamortized premium				-	-	17,986,373	-
Unamortized loss on refunding				-	-	(1,367,449)	-
Total supported by City Payments				209,560,000	209,560,000	180,048,924	10,000,000
Supported by Tax Increment revenues							
NBH Capital Finance Refunding Note	4.06%	10/6/2022	2039	20,645,000	20,645,000	18,990,000	945,000
Total supported by Tax Increment revenues				20,645,000	20,645,000	18,990,000	945,000
Supported by Property Tax Levies							
GO Bonds - Cherry Creek Fence GID	5.25%	12/8/2009	2029	700,000	700,000	245,000	45,000
GO Bonds - Peoria Park Fence GID	5.45%	6/1/2010	2031	375,000	375,000	173,000	21,000
GO Bonds - Meadow Hills Fence GID	4.99%	9/16/2010	2031	520,000	520,000	220,000	25,000
GO Bonds - Pier Point Sewer GID	4.38%	10/31/2011	2031	2,600,000	2,600,000	1,170,000	145,000
GO Bonds - Cobblewood Street Improvement GID	3.27%	10/3/2017	2032	650,000	650,000	217,000	24,000
Total supported by Property Tax Levies				4,845,000	4,845,000	2,025,000	260,000
Total supported by Includable Entities				235,050,000	235,050,000	201,063,924	11,205,000
TOTAL INDEBTEDNESS				\$ 1,396,406,433	\$ 1,396,003,779	\$ 1,031,260,209	\$ 42,602,218

EXHIBIT B-3
CITY OF AURORA, COLORADO
SCHEDULE OF DEBT SERVICE REQUIREMENTS
DECEMBER 31, 2024

Year Due	Governmental Activities							
	General Obligation Bonds Supported by GID Revenues		Certificates of Participation Supported by ACLC Revenues		Notes Payable Supported by AURA Revenues and Capital Impact Fees		Financed Purchase Agreements Supported by General Fund Revenues	
	3.27-5.45%		3.00-5.00%		2.50-4.06%		1.064-3.709%	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 260,000	\$ 91,611	\$ 10,000,000	\$ 7,089,494	\$ 1,152,010	\$ 792,484	\$ 5,483,806	\$ 791,091
2026	277,000	79,721	10,475,000	6,612,094	1,197,185	748,942	5,346,163	698,596
2027	289,000	67,055	10,980,000	6,111,794	1,237,489	703,647	4,895,510	558,419
2028	297,000	53,822	11,495,000	5,587,094	1,287,927	656,797	5,030,671	424,443
2029	319,000	40,228	12,050,000	5,037,494	1,105,000	607,985	3,940,741	286,205
2030-2034	583,000	40,154	46,900,000	17,249,419	6,245,000	2,328,816	5,263,830	215,242
2035-2039	-	-	36,890,000	9,048,169	7,625,000	953,491	-	-
2040-2044	-	-	22,700,000	2,274,888	-	-	-	-
2045	-	-	1,940,000	58,200	-	-	-	-
Total	\$ 2,025,000	\$ 372,591	\$ 163,430,000	\$ 59,068,646	\$ 19,849,611	\$ 6,792,162	\$ 29,960,721	\$ 2,973,996

Year Due	Business-type Activities			
	Revenue Bonds Supported by Water Revenues		Revenue Bonds Supported by Wastewater Revenues	
	0.773-2.720%		5.00%	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 19,540,000	\$ 17,897,803	\$ 6,166,403	\$ 4,240,430
2026	17,825,000	19,614,495	6,259,998	4,149,499
2027	17,970,000	18,911,648	3,219,257	4,057,124
2028	18,725,000	18,155,004	3,264,192	4,012,200
2029	19,515,000	17,356,580	3,309,815	3,966,587
2030-2034	105,140,000	77,884,940	13,766,139	18,664,275
2035-2039	118,670,000	63,448,640	15,930,000	15,512,000
2040-2044	119,735,000	44,457,829	19,650,000	11,787,500
2045-2049	131,955,000	25,352,320	23,935,000	7,512,200
2050-2054	83,180,000	6,809,338	22,825,000	2,327,200
Total	\$ 652,255,000	\$ 309,888,597	\$ 118,325,804	\$ 76,229,015

EXHIBIT C-1
CITY OF AURORA, COLORADO
SUMMARY OF CONTINUING DISCLOSURES BY ISSUE
DECEMBER 31, 2023:

CERTIFICATES OF PARTICIPATION, SERIES 2022 CERTIFICATES OF PARTICIPATION, SERIES 2020 REFUNDING CERTIFICATES OF PARTICIPATION, SERIES 2019 CERTIFICATES OF PARTICIPATION, SERIES 2017	CERTIFICATES OF PARTICIPATION, SERIES 2017B CERTIFICATES OF PARTICIPATION, SERIES 2015 CERTIFICATES OF PARTICIPATION, SERIES 2014
<u>Required Disclosure</u> General Fund Operating History Primary Sources of Revenue to the General Fund Sales, Use and Lodgers Tax Receipts Assessed and Estimated Actual Value of Taxable Property Property Tax Levies and Collections Ten Principal Real Property Taxpayers Mill Levies of Direct and Primary Overlapping Governments Authorized, Issued and Outstanding Debt Long-term Debt Schedules Direct and Overlapping General Obligation Debt Historical Summary of Debt Ratios Legal Debt Margin	<u>Location</u> Exhibits C-2 and C-3 Governmental Funds, Statement of Revenues, Expenditures and Changes in Fund Balances Statistical Section, Exhibit A-4 Statistical Section, Exhibit A-9 Statistical Section, Exhibit A-12 Statistical Section, Exhibit A-11 Statistical Section, Exhibit A-10 Schedule of Indebtedness, Exhibit B-2 Schedule of Debt Service Requirements, Exhibit B-2 Statistical Section, Exhibit A-15 Statistical Section, Exhibit A-13 and A-14 Statistical Section, Exhibit A-16
FIRST LIEN WATER IMPROVEMENT REVENUE BONDS, SERIES 2024 FIRST LIEN WATER IMPROVEMENT REVENUE BONDS, SERIES 2021 FIRST LIEN WATER IMPROVEMENT REVENUE BONDS, SERIES 2021B FIRST LIEN WATER IMPROVEMENT REVENUE BONDS, SERIES 2016	
<u>Required Disclosure</u> Water Fund Operating History Water System Statistics Maximum Annual Debt Service Coverage Historical Water Revenue Bond Coverage Debt Supported by Water Fund	<u>Location</u> Exhibit C-4 Exhibit C-5 Exhibit C-6 Statistical Section, Exhibit A-17 Schedule of Indebtedness, Exhibit B-2
FIRST LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2021 FIRST LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2023	
<u>Required Disclosure</u> Wastewater Fund Operating History Wastewater System Statistics Maximum Annual Debt Service Coverage Historical Wastewater Revenue Bond Coverage Debt Supported by Wastewater Fund	<u>Location</u> Exhibit C-7 and C-8 Exhibit C-8 Exhibit C-9 Statistical Section, Exhibit A-17 Schedule of Indebtedness, Exhibit B-2
METRO WASTEWATER RECLAMATION DISTRICT, COLORADO: SEWER IMPROVEMENT BONDS, SERIES 2020A FEDERALLY TAXABLE SEWER REFUNDING BONDS, SERIES 2019B SEWER REFUNDING BONDS, SERIES 2019A	SEWER IMPROVEMENT BONDS, SERIES 2012A SEWER IMPROVEMENT BONDS, SERIES 2009A AND 2009B
The city of Aurora has no obligation related to payment of the Metro Wastewater Reclamation District Bonds. However, as a significant source of Metro Wastewater Reclamation District revenue, the city voluntarily provides the following continuing disclosures:	
<u>Voluntary Disclosure</u> Wastewater Fund Operating History General Fund Operating History Assessed & Estimated Actual Value of Taxable Property by Class Historical Summary of Debt Ratios Property Tax Levies and Collections Assessed and Estimated Actual Value of Taxable Property	<u>Location</u> Exhibit C-7 and C-8 Exhibits C-2 and C-3 Exhibit C-10 Statistical Section, Exhibit A-17 Statistical Section, Exhibit A-12 Statistical Section, Exhibit A-9

EXHIBIT C-2
CITY OF AURORA, COLORADO
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE (US GAAP BASIS)
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
REVENUES					
Taxes	\$ 348,167,671	\$ 395,235,640	\$ 434,878,776	\$ 453,436,130	\$ 455,640,165
Charges for services	15,488,280	17,046,082	21,741,290	25,790,815	26,222,230
License and permits	4,912,290	5,061,327	4,852,784	4,834,990	5,174,886
Fines and forfeitures	3,922,046	4,259,334	2,979,080	3,430,558	3,366,717
Intergovernmental	15,305,810	15,868,524	20,266,842	17,027,550	21,241,164
Miscellaneous	1,789,595	1,423,936	2,893,789	4,358,628	4,814,048
Investment returns	3,678,993	394,514	(1,282,713)	7,083,911	7,460,788
Total revenues	<u>393,264,685</u>	<u>439,289,357</u>	<u>486,329,848</u>	<u>515,962,582</u>	<u>523,919,998</u>
EXPENDITURES					
<i>Current</i>					
General government	33,088,098	45,012,577	53,322,450	56,790,624	64,568,756
Judicial	13,094,502	13,159,060	14,448,758	16,549,194	18,109,585
Police	124,477,428	123,427,475	132,499,942	145,112,425	156,732,817
Fire	60,942,097	64,369,317	76,880,893	82,410,469	88,003,025
Other public safety	10,671,293	9,385,182	10,710,234	12,589,427	14,735,939
Public works	29,653,840	28,928,045	30,349,885	32,772,389	35,685,152
Economic development	5,606,648	5,507,225	10,569,724	6,733,676	8,030,382
Community services	9,438,430	11,466,881	11,015,041	13,649,255	17,389,437
Culture and recreation	20,398,830	21,519,774	24,161,989	24,259,026	27,385,664
Principal	—	—	383,381	1,114,707	485,959
Interest	—	—	16,775	23,356	17,817
Capital outlay	3,717,108	3,716,362	6,407,547	5,916,134	8,089,278
Total expenditures	<u>311,088,274</u>	<u>326,491,898</u>	<u>370,766,619</u>	<u>397,920,682</u>	<u>439,233,811</u>
Excess of revenues over expenditures	82,176,411	112,797,459	115,563,229	118,041,900	84,686,187
Net other financing uses (a)	<u>(48,714,772)</u>	<u>(114,066,604)</u>	<u>(116,059,672)</u>	<u>(104,235,186)</u>	<u>(83,105,374)</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	33,461,639	(1,269,145)	(496,443)	13,806,714	1,580,813
FUND BALANCES - January 1	<u>—</u>	<u>33,461,639</u>	<u>32,192,494</u>	<u>31,696,051</u>	<u>168,325,656</u>
FUND BALANCE - December 31	<u>\$ 33,461,639</u>	<u>\$ 32,192,494</u>	<u>\$ 31,696,051</u>	<u>\$ 45,502,765</u>	<u>\$ 169,906,469</u>

(a) Net other financing uses consist primarily of transfers to other funds.

EXHIBIT C-3
CITY OF AURORA, COLORADO
GENERAL FUND
COMPARATIVE SCHEDULE OF SOURCES, USES AND CHANGES IN FUNDS AVAILABLE, ACTUAL AND BUDGET (NON-GAAP BUDGETARY BASIS)
FOR THE YEARS ENDED DECEMBER 31:

	2020	2020	2021	2021	2022	2022	2023	2023	2024	2024
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
SOURCES										
Taxes	\$ 343,518,770	\$ 332,661,372	\$ 393,063,404	\$ 314,837,938	\$ 426,706,575	\$ 371,670,040	\$ 458,696,585	\$ 422,577,867	\$ 457,844,167	\$ 453,734,660
Licenses and permits	4,897,904	4,591,283	5,056,552	4,522,461	4,852,784	4,499,540	4,834,777	5,056,765	5,174,886	4,828,130
Intergovernmental	15,022,014	15,572,667	15,686,938	15,423,824	16,023,304	15,552,466	16,655,667	16,938,163	19,706,903	17,504,697
Charges for services	12,419,375	14,239,488	13,704,731	15,420,193	17,800,061	18,751,409	21,245,485	19,081,716	22,057,972	21,598,892
Fines and forfeitures	2,955,896	5,070,694	3,189,382	4,070,694	2,306,734	4,023,306	2,678,543	2,620,422	2,658,812	2,387,919
Investment income	2,365,079	2,054,986	2,079,623	2,079,200	2,505,098	1,917,972	4,066,951	3,095,885	6,250,635	4,439,142
Other revenues	1,599,019	1,179,753	1,119,371	1,458,413	2,306,344	1,648,491	4,192,591	4,451,120	4,415,480	3,783,855
Proceeds from sale of assets	276,773	185,000	281,094	185,000	383,946	185,000	435,302	—	267,101	—
Transfers in	4,950,269	2,230,337	2,834,550	2,807,765	—	—	687,624	584,916	102,708	—
Total sources	388,005,099	377,785,580	437,015,645	360,805,488	472,884,846	418,248,224	513,493,525	474,406,854	518,478,664	508,277,295
USES										
Municipal Court	14,589,342	14,962,756	14,741,220	15,250,237	16,745,597	17,033,669	17,262,141	18,765,102	21,069,277	21,563,573
City Attorney	7,023,693	7,091,189	7,086,634	7,166,395	7,631,222	8,125,147	9,035,330	9,070,492	9,804,713	10,013,487
General Management	6,756,924	7,421,916	7,053,264	7,263,255	7,986,272	8,173,814	7,857,707	9,587,296	8,658,259	8,724,050
Administrative Services	26,632,850	29,119,819	28,567,633	28,727,163	34,198,444	36,053,512	44,238,591	44,921,302	50,008,668	50,211,535
Operations Group	62,662,449	66,632,497	62,459,282	64,440,601	69,810,516	71,893,920	74,618,094	78,524,899	83,449,909	85,608,240
Police/Fire Group	192,599,121	192,998,775	195,015,432	195,088,903	220,796,721	220,881,324	236,436,037	236,855,047	254,524,442	254,839,018
Non-departmental	51,292,734	71,491,332	126,678,160	127,500,969	126,455,844	126,462,296	107,843,906	109,716,520	89,462,046	91,606,557
Total uses	361,557,113	389,718,284	441,601,625	445,437,523	483,624,616	488,623,682	497,291,806	507,440,658	516,977,314	522,566,460
Excess (deficiency) of revenues over (under) expenditures	26,447,986	(11,932,704)	(4,585,980)	(84,632,035)	(10,739,770)	(70,375,458)	16,201,719	(33,033,804)	1,501,350	(14,289,165)
FUNDS AVAILABLE - January 1	80,528,551	80,528,551	106,976,537	106,976,537	102,390,557	102,390,557	91,650,787	91,650,787	107,852,506	107,852,506
FUNDS AVAILABLE - December 31	106,976,537	<u>\$ 68,595,847</u>	102,390,557	<u>\$ 22,344,502</u>	91,650,787	<u>\$ 32,015,099</u>	107,852,506	<u>\$ 58,616,983</u>	109,353,856	<u>\$ 93,563,341</u>
Committed for Reserves (10% policy)	(31,177,871)		(33,034,612)		(38,424,613)		(40,017,927)		(43,867,311)	
Restricted for Emergencies (TABOR)	<u>(3,463,036)</u>		<u>(4,827,664)</u>		<u>(6,398,922)</u>		<u>(8,724,890)</u>		<u>(10,750,545)</u>	
Funds available - after restrictions, and commitments	<u>\$ 72,335,630</u>		<u>\$ 64,528,281</u>		<u>\$ 46,827,252</u>		<u>\$ 59,109,689</u>		<u>\$ 54,736,000</u>	
Reconciliation to GAAP fund balance										
Funds available - December 31	\$ 106,976,537		\$ 102,390,557		\$ 91,650,787		\$ 107,852,506		\$ 109,353,856	
Current year encumbrances	6,619,610		7,550,365		13,634,448		12,597,227		11,398,574	
Inventories	212,096		212,096		212,096		212,096		—	
Sales, use and lodgers tax accrual	32,988,628		35,160,865		43,333,066		38,072,611		35,757,058	
Assets not available for appropriation	2,237,486		2,247,263		1,704,872		1,715,113		1,801,711	
Adjust investments to fair value	1,491,096		(54,667)		(3,453,521)		(1,025,205)		(395,686)	
Asset held for resale value reassessment	(5,511,000)		(5,511,000)		(5,511,000)		(5,511,000)		(5,511,000)	
Adjust for fund perspective difference	11,270,077		13,019,906		12,948,194		14,412,308		17,501,956	
FUND BALANCE - December 31	<u>\$ 156,284,530</u>		<u>\$ 155,015,385</u>		<u>\$ 154,518,942</u>		<u>\$ 168,325,656</u>		<u>\$ 169,906,469</u>	

EXHIBIT C-4
CITY OF AURORA, COLORADO
WATER FUND
OPERATING HISTORY
COMPARATIVE SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for services					
Customers	\$ 135,565,946	\$ 133,945,565	\$ 144,413,185	\$ 128,512,257	\$ 159,845,651
Total operating revenues	135,565,946	133,945,565	144,413,185	128,512,257	159,845,651
OPERATING EXPENSES					
Cost of sales and services	63,260,859	62,638,376	72,627,396	88,738,155	94,689,447
Administrative expenses	2,515,413	6,425,140	4,007,141	3,774,256	3,922,839
Depreciation	33,278,431	35,153,013	37,618,686	39,057,438	40,897,361
Total operating expenses	99,054,703	104,216,529	114,253,223	131,569,849	139,509,647
Operating income	36,511,243	29,729,036	30,159,962	(3,057,592)	20,336,004
NON-OPERATING REVENUES (EXPENSES)					
Investment returns	6,164,568	(1,381,183)	(4,570,112)	11,465,894	6,782,180
Intergovernmental revenue	35,363	—	(5,045)	—	2,349,955
Miscellaneous revenue	1,644,749	2,533,974	3,030,696	1,531,597	620,978
Interest expense	(18,575,026)	(18,485,576)	(15,258,734)	(14,654,231)	(14,334,297)
Amortization expense	1,951,846	1,364,085	174,001	174,001	187,544
Gain (loss) - disposal capital assets	(1,101,484)	14,727	73,821	76,985	(682,521)
Gain (loss) - joint venture	5,886	43,527	273,380	377,016	57,365
Net non-operating expenses	(9,874,098)	(15,910,446)	(16,281,993)	(1,028,738)	(5,018,796)
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	26,637,145	13,818,590	13,877,969	(4,086,330)	15,317,208
Capital contributions	77,081,128	79,076,056	83,728,351	112,026,428	93,509,466
Transfers out	(40,000)	—	—	—	—
INCREASE IN NET POSITION	103,678,273	92,894,646	97,606,320	107,940,098	108,826,674
NET POSITION - January 1	1,511,643,889	1,601,793,491	1,694,688,137	1,792,294,457	1,900,234,555
Adjustment for change in accounting principle	—	—	—	—	(262,918)
NET POSITION - January 1, as restated	1,498,115,218	1,601,793,491	1,694,688,137	1,792,294,457	1,899,971,637
NET POSITION - December 31	<u>\$ 1,601,793,491</u>	<u>\$ 1,694,688,137</u>	<u>\$ 1,792,294,457</u>	<u>\$ 1,900,234,555</u>	<u>\$ 2,008,798,311</u>

EXHIBIT C-4
CITY OF AURORA, COLORADO
WATER FUND
OPERATING HISTORY
SCHEDULE OF SOURCES, USES, AND CHANGES IN FUNDS AVAILABLE (NON-GAAP BUDGETARY BASIS)
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
SOURCES					
Charges for services	\$ 135,097,152	\$ 133,386,245	\$ 143,091,633	\$ 126,650,271	\$ 158,236,747
Intergovernmental	2,432,090	201,738	60,641	70,794	9,406,919
Licenses and permits	467,208	557,625	456,352	535,532	583,158
Fines and forfeitures	1,586	1,695	862,600	1,327,600	1,027,400
Investment income	3,856,000	2,244,089	3,305,926	5,779,278	4,855,842
Miscellaneous revenues	56,337,379	76,892,797	64,858,779	77,261,841	71,188,725
Proceeds from sale of assets	59,360	72,605	104,029	85,416	98,424
Proceeds from long-term borrowings	—	387,990,000	—	—	150,619,730
Transfers in	—	—	—	—	—
Total sources	198,250,775	601,346,794	212,739,960	211,710,732	396,016,945
USES					
Operating Costs					
Operations group	85,107,212	359,323,264	107,434,570	120,310,378	123,112,533
Non-departmental	—	—	—	86,999	5,075
Continuing Appropriations					
Operations group	147,635,944	178,432,852	126,306,075	127,646,494	145,940,057
Total uses	232,743,156	537,756,116	233,740,645	248,043,871	269,057,665
Change in funds available	(34,492,381)	63,590,678	(21,000,685)	(36,333,139)	126,959,280
FUNDS AVAILABLE - January 1	54,565,208	20,072,827	83,663,505	62,662,820	26,329,681
FUNDS AVAILABLE - December 31	\$ 20,072,827	\$ 83,663,505	\$ 62,662,820	\$ 26,329,681	\$ 153,288,961

**EXHIBIT C-5
CITY OF AURORA, COLORADO
WATER FUND
WATER SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:**

Water Usage and Billed Revenues by Classification

Classification	Consumption (thousand gallons)	Percent of Consumption	Billed Revenue	Percent of Billed Revenue
Treated Water				
Residential	7,315,375	39%	\$ 64,828,366	45%
Multi-Family	4,022,641	22%	25,927,259	18%
Commercial	3,888,746	21%	25,380,209	18%
Irrigation	2,081,397	11%	17,080,595	12%
WISE	1,068,512	6%	6,485,095	5%
Hydrant Meters	231,544	1%	3,128,169	2%
Total	18,608,215	100%	\$ 142,829,693	100%
Non-Potable (a)				
Raw	737,403	55%	\$ 2,652,747	74%
Tertiary	435,582	33%	740,412	20%
Well Water/LIRF	161,333	12%	223,939	6%
Total	1,334,318	100%	\$ 3,617,098	100%

(a) Includes non potable customers billed through utility billing system.

Water System Annual Billed Revenues and Cash Collection (b)

Classification	2020	2021	2022	2023	2024
Billed revenues	\$ 133,509,230	\$ 129,416,721	\$ 138,070,327	\$ 125,001,686	\$ 154,695,524
Cash collected during year for current and prior year's sales	132,564,902	129,377,160	137,404,863	123,632,479	151,834,917
Percentage of billed revenues collected	99.3%	99.9%	99.5%	98.9%	98.2%

(b) Revenues include metered sales, fire protection, raw water irrigation, raw water resale, well water, tertiary reuse water, related services (trip charges, meter testing, wasting water fees, and non-sufficient funds fees), WISE and other. Adjusted to match cash collection cycle.

Customers by Class (c)

Classification	2020	2021	2022	2023	2024
Single Family Residential	81,452	83,297	84,981	86,514	88,464
Multi-Family (2+units)	3,664	3,689	3,721	3,758	3,806
Commercial	3,152	1,365	3,234	3,254	3,259
Irrigation	1,300	3,180	1,405	1,451	1,497
Total	89,568	91,531	93,341	94,977	97,026

(c) Excludes tertiary, hydrant, raw, and well water customers. Also excludes inactive and stubbed taps.

Aurora Water Rates History and Average Annual Water Bill

Single Family Residential	2020	2021	2022	2023	2024
Base charge	\$ 12.81	\$ 12.81	\$ 13.00	\$ 13.51	\$ 14.19
Rates per 1,000 gallons	Tiered Structure	Tiered Structure	Tiered Structure	Tiered Structure	Tiered Structure
Average annual bill	\$ 690.61	\$ 658.28	\$ 676.50	\$ 606.98	\$ 732.82

EXHIBIT C-5
CITY OF AURORA, COLORADO
WATER FUND
WATER SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:

The following table sets forth the ten largest consumers of the Water System, which, in aggregate, accounted for 14% of the total billed metered treated water sales in 2024.

Ten Largest Treated Water Customers of Water System - 2024

Customer	Consumption (a)	Percent of Top Ten Consumption	Billed Revenues	Percent of Top Ten Billed Revenues
Wholesale Customer WISE	1,068,512	35%	\$ 6,485,095	30%
City	483,273	16%	4,220,431	20%
Public School System	314,519	10%	2,204,127	11%
University	310,771	10%	2,063,998	10%
Public School System	226,628	7%	1,592,914	8%
Bottling Company	208,314	7%	1,316,494	6%
Military Base	142,598	5%	915,189	4%
Commercial	120,025	4%	859,891	4%
Apartment Complex	115,940	4%	735,557	4%
Commercial	62,193	2%	537,610	3%
Total	<u>3,052,773</u>	<u>100%</u>	<u>\$ 20,931,306</u>	<u>100%</u>

(a) In thousand gallons. Includes water and irrigation customers only.

Monthly Service Charge (b)

Meter Size	2020	2021	2022	2023	2024
5/8" & 3/4"	\$ 12.81	\$ 12.81	\$ 13.00	\$ 13.51	\$ 14.19
1" & 1 1/4"	19.59	19.59	19.88	20.66	21.69
1 1/2"	30.90	30.90	31.36	32.58	34.21
2"	44.47	44.47	45.14	46.90	49.25
3"	80.64	80.64	81.85	85.04	89.29
4"	121.33	121.33	123.15	127.95	134.35
6"	234.38	234.38	237.90	247.18	259.54
8"	479.57	479.57	486.76	505.74	531.03

(b) Monthly fee equals the Monthly Service Charge (based on meter size) plus a charge per 1,000 gallons used.

Average Daily and Peak Day Demand

In Millions of Gallons	2020	2021	2022	2023	2024
Average Daily Water Treatment Plant Influent	54.1	51.3	53.3	44.1	53.1
Average Daily Distribution	53.4	50.2	51.9	42.9	52.7
Peak Hour Distribution	151.5	149.1	147.9	138.3	156.6
Peak Day Water Treatment Plant Influent	104.6	101.3	95.2	86.6	99.4
Peak Day Distribution	102.7	97.6	94.6	85.9	102.7

EXHIBIT C-5
CITY OF AURORA, COLORADO
WATER FUND
WATER SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:

Water Service Connection Fee					
Type and Size of Connection	2020	2021	2022	2023	2024
Single Family Attached (per unit)	\$ 9,760	\$ 9,760	\$ 10,798	\$ 10,284	\$ 12,342
Multi-Family (per unit)	\$ 9,760	\$ 9,760	\$ 10,798	\$ 10,284	\$ 12,342
Commercial					
5/8" & 3/4"	\$ 22,195	\$ 22,195	\$ 24,553	\$ 23,386	\$ 28,063
1"	39,729	39,729	43,950	41,861	50,234
1 1/2"	87,227	87,227	96,493	(a)	(a)
2"	(b)	(b)	(b)	(b)	(b)
3" to 8"	(c)	(c)	(c)	(c)	(c)
Single Family Detached					
Indoor Use:					
1-2 bathrooms	\$ 6,100	\$ 6,100	\$ 6,749	\$ 6,427	\$ 7,714
3-4 bathrooms	9,857	9,857	10,904	10,385	12,463
5+ bathrooms	17,082	17,082	18,897	17,997	21,598
Outdoor Use (Single Family Residential Detached and Single Family Residential Attached-Fee Simple Lots)					
Per Square Foot of Lot Size (d)					
Prior to the 2023 Conservation Ordinance	1.042	1.042	1.153	1.545	1.849
Per 2023 Conservation Ordinance	—	—	—	1.094	1.309
Irrigation:					
Non-water Conserving (per square foot of landscaped area)	3.05	3.05	3.36	4.50	5.40
Water Conserving (per square foot of landscaped area)	1.63	1.63	1.80	2.42	2.89

(a) Starting January 2023, 1.5" meters were determined on an individual basis.

(b) Starting January 2019, 2" meters were determined on an individual basis.

(c) Commercial Water Connection fees for meters greater than 1.5" are determined on an individual basis and are based on the estimated daily volume of water and assessed at \$64.79 per gallon per day. Consumption beyond initial allocation may be addressed through monthly bill or payment of additional connection fees.

(d) Outdoor Use for Single Family Detached and Single Family Attached was changed to two fees in accordance with the passing of the conservation ordinance in 2023. The ordinance limited the amount of front and backyard lawn size a property could have. Customers that were grandfathered in and not following ordinance would pay the higher fee. New customers that followed the ordinance would pay the lower fee.

Tap and Development Fee Revenues

Year	Tap Fee Revenues	Development Fee Revenue	Total Tap and Development Fees
2020	\$ 53,753,550	\$ 90,127	\$ 53,843,677
2021	57,401,194	130,746	57,531,940
2022	60,718,289	191,972	60,910,261
2023	73,940,196	253,825	74,194,021
2024	68,700,068	173,997	68,874,065

**EXHIBIT C-5
CITY OF AURORA, COLORADO
WATER FUND
WATER SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:**

Type of Account	Tiered Usage Rates				
	2020	2021	2022	2023	2024
Residential/ Multifamily (less than 5 units)					
Tier 1- (0-20,000 gals)	\$ 5.63	\$ -	\$ -	\$ -	\$ -
Tier 2- (20,001-40,000 gals)	6.41	-	-	-	-
Tier 3- (40,001 gals and above)	8.01	-	-	-	-
Tier 1- (0-5,000 gals)	-	5.63	5.63	5.63	5.63
Tier 2- (5,001-10,000 gals)	-	5.73	5.93	6.53	6.85
Tier 3- (10,001-20,000 gals)	-	5.83	6.50	7.35	8.50
Tier 4- (20,001 gals and above)	-	8.01	10.00	11.55	13.90
Multifamily (five or more units)					
Tier 1- (up to 100% allocation)	5.80	5.80	5.92	5.98	5.98
Tier 2- (greater than 100%)	6.38	6.38	6.51	6.58	6.58
Commercial					
Tier 1- (up to 100% allocation)	5.87	5.87	6.11	6.29	6.30
Tier 2- (greater than 100%)	6.46	6.46	6.72	6.92	6.93
Irrigation					
Tier 1- (up to 100% allocation)	7.21	7.21	7.46	7.68	8.28
Tier 2- (greater than 100%)	7.93	7.93	8.21	8.46	9.11

Rates for multifamily, commercial and irrigation customers are based on the Annual Block Allocation amounts which are the individualized annual water budgets allocated to each customer for use in each calendar year. Residential/Multifamily tiers revised in 2021.

EXHIBIT C-6
CITY OF AURORA, COLORADO
WATER FUND
MAXIMUM ANNUAL DEBT SERVICE COVERAGE
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
Net Pledged Revenue					
Charges for Services	\$135,565,946	\$133,945,565	\$144,413,185	\$128,512,257	\$159,845,651
Development Fee (a)	56,240,403	57,733,677	60,982,690	74,300,737	69,227,891
Other Non-Operating Revenue (b)	5,725,325	4,850,668	6,435,606	7,396,292	7,916,853
(Less) Operating Expense	(99,054,703)	(104,216,529)	(114,253,223)	(131,569,849)	(139,672,399)
Add: Depreciation	33,278,431	35,153,013	37,618,686	39,057,438	40,797,195
Total	<u>\$131,755,402</u>	<u>\$127,466,394</u>	<u>\$135,196,944</u>	<u>\$117,696,875</u>	<u>\$138,115,191</u>
Maximum Annual Debt Service					
First-Lien Revenue Obligations (c)	\$27,790,300	\$28,866,494	\$28,866,494	\$28,866,494	\$37,439,495
All Obligations Secured by Net Pledged Revenue (d)	27,790,300	28,866,494	28,866,494	28,866,494	37,439,495
Coverage					
First-Lien Revenue Obligations	4.74	4.42	4.68	4.08	3.69
Combined First-Lien Revenue Obligations and All Obligations Secured by Net Pledged Revenues	4.74	4.42	4.68	4.08	3.69
Actual Annual Debt Service					
First-Lien Revenue Obligations (e)	\$20,386,050	\$243,272,767	\$27,069,189	\$28,865,025	\$28,866,494
All Obligations Secured by Net Pledged Revenue (f)	20,386,050	243,272,767	27,069,189	28,865,025	28,866,494
Days Cash on Hand	1,043	1,695	1,232	918	1,004

(a) Includes tap, main extension, front footage fees. Does not include annexation fees. Total is net of any reimbursement of previously paid tap fees.

(b) Includes investment returns, insurance recoveries and other non-operating revenue. Excludes fair value and interest on urban drainage.

(c) In 2020, the maximum annual debt service was \$27.8 million in 2025. In 2021, the Series 2021 First Lien Water Improvement Revenue Bonds and the Series 2021B First Lien Water Refunding Revenue Bonds were issued. In 2021, 2022, and 2023, the maximum annual debt service was \$28.9 million in 2024. In 2024, the maximum annual debt service was \$37.4 million in 2026. In 2024, the Series 2024 First Lien Water Revenue Bonds were issued.

(d) In 2020, the maximum annual debt service was \$27.8 million in 2025. In 2021, the Series 2021 First Lien Water Improvement Revenue Bonds and the Series 2021B First Lien Water Refunding Revenue Bonds were issued. In 2021, 2022, and 2023, the maximum annual debt service was \$28.9 million in 2024. In 2024, the maximum annual debt service was \$37.4 million in 2026. In 2024, the Series 2024 First Lien Water Revenue Bonds were issued.

(e) In 2020 and 2021, actual annual debt service included Series 2016 First Lien Revenue Bonds. In 2021, actual annual debt service was \$243.3 million due to the partial refunding on the Series 2016 First Lien Revenue Bonds of \$218.5 million of principal. In 2022, 2023, and 2024, actual annual debt service included Series 2016 First Lien Revenue Bonds, Series 2021 Water First Lien Revenue Bonds, and Series 2021B First Lien Revenue Bonds.

(f) In 2020 and 2021, actual annual debt service included Series 2016 First Lien Revenue Bonds. In 2021, actual annual debt service was \$243.3 million due to the partial refunding on the Series 2016 First Lien Revenue Bonds of \$218.5 million of principal. In 2022, 2023, and 2024, actual annual debt service included Series 2016 First Lien Revenue Bonds, Series 2021 Water First Lien Revenue Bonds, and Series 2021B First Lien Revenue Bonds.

EXHIBIT C-7
CITY OF AURORA, COLORADO
WASTEWATER FUND
OPERATING HISTORY
COMPARATIVE SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for services	\$ 72,448,526	\$ 73,561,726	\$ 78,398,295	\$ 82,436,529	\$ 91,987,592
Total operating revenues	72,448,526	73,561,726	78,398,295	82,436,529	91,987,592
OPERATING EXPENSES					
Cost of sales and services	50,836,208	56,085,832	56,865,199	61,448,549	70,309,892
Administrative expenses	1,146,121	1,947,278	1,560,393	2,047,166	1,481,289
Depreciation	14,234,128	15,904,477	15,989,148	18,688,818	19,392,748
Total operating expenses	66,216,457	73,937,587	74,414,740	82,184,533	91,183,929
Operating income (loss)	6,232,069	(375,861)	3,983,555	251,996	803,663
NON-OPERATING REVENUES (EXPENSES)					
Investment returns	2,670,807	(680,221)	(1,738,111)	6,150,051	5,181,197
Intergovernmental revenue	—	—	—	(1,535)	—
Miscellaneous revenue	6,424	15,758	102,304	9,944	135,415
Interest expense	(852,144)	(1,879,931)	(2,601,262)	(4,105,286)	(4,293,007)
Amortization expense	47,558	271,460	422,439	469,741	477,954
Gain (loss) - disposal capital assets	(1,861,817)	694,591	264,840	(604,021)	126,357
Net non-operating revenues (expenses)	10,828	(1,578,343)	(3,549,790)	1,918,894	1,627,916
NET INCOME (LOSS) BEFORE CONTRIBUTIONS	6,242,897	(1,954,204)	433,765	2,170,890	2,431,579
Capital contributions	40,962,916	38,425,261	44,390,662	45,956,671	48,347,459
INCREASE IN NET POSITION	47,205,813	36,471,057	44,824,427	48,127,561	50,779,038
NET POSITION - January 1, as previously reported	602,171,554	685,027,662	721,498,719	766,323,146	814,450,707
Adjustment for accounting changes	—	—	—	—	(47,275)
NET POSITION - January 1	637,821,849	685,027,662	721,498,719	766,323,146	814,403,432
NET POSITION - December 31	<u>\$ 685,027,662</u>	<u>\$ 721,498,719</u>	<u>\$ 766,323,146</u>	<u>\$ 814,450,707</u>	<u>\$ 865,182,470</u>

EXHIBIT C-7
CITY OF AURORA, COLORADO
WASTEWATER FUND
OPERATING HISTORY
SCHEDULE OF SOURCES, USES, AND CHANGES IN FUNDS AVAILABLE (NON-GAAP BUDGETARY BASIS)
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
SOURCES					
Charges for services	\$ 71,464,364	\$ 72,826,522	\$ 77,702,140	\$ 81,697,122	\$ 91,051,232
Intergovernmental revenues	1,346,572	—	—	(1,535)	—
Investment income	1,506,968	946,598	1,515,592	3,683,667	3,130,547
Other revenues	13,220,536	15,711,250	12,906,734	17,637,711	15,437,168
Proceeds from sale of assets	24,108	736,630	264,840	662,757	368,914
Proceeds from long-term borrowings	—	60,283,084	—	45,469,805	—
Total sources	87,562,548	150,504,084	92,389,306	149,149,527	109,987,861
USES					
<i>Operating Costs</i>					
Operations group	55,983,901	79,750,705	67,626,829	74,035,860	80,444,627
Non-departmental	—	—	—	48,367	1,921
<i>Continuing Appropriations</i>					
Operations group	19,995,615	79,648,848	47,815,000	45,724,738	59,139,690
Total uses	75,979,516	159,399,553	115,441,829	119,808,965	139,586,238
Change in funds available	11,583,032	(8,895,469)	(23,052,523)	29,340,562	(29,598,377)
FUNDS AVAILABLE - January 1	27,585,452	39,168,484	30,273,015	7,220,492	36,561,054
FUNDS AVAILABLE- December 31	\$ 39,168,484	\$ 30,273,015	\$ 7,220,492	\$ 36,561,054	\$ 6,962,677

EXHIBIT C-8
CITY OF AURORA, COLORADO
WASTEWATER FUND
SEWER SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:

Sanitary Sewer Usage and Revenues by Classification

Classification	Percent of Consumption	Percent of Revenue
Residential	77%	78%
Business	23%	22%
Totals	100%	100%

Customers by Class

Classification	2020	2021	2022	2023	2024
Single Family Residential	81,496	83,328	85,366	86,525	88,455
Multi-Family (2+units)	3,743	3,768	3,789	3,806	3,852
Commercial	3,124	3,151	3,198	3,219	3,230
Total	88,363	90,247	92,353	93,550	95,537

Ten Largest Customers of the Sanitary Sewer System

Customer (a)	Billed Revenues
Wholesale Customer	\$ 7,823,377
Bottling Company	839,067
University	809,482
Commercial	410,393
Military base	392,651
Apartment Complex	311,576
City	263,315
Public Schools	253,490
Commercial	230,617
Commercial	223,867
Total	\$ 11,557,835

(a) These ten customers accounted for 20.4% of the total billed sanitary sewer sales in 2024.

Sanitary Sewer Monthly Service Charge by Tap Size (b)

Tap Size	2020	2021	2022	2023	2024
5/8" and 3/4"	\$ 4.28	\$ 4.28	\$ 4.45	\$ 4.68	\$ 5.01
1" & 1 1/4"	10.71	10.71	11.14	11.70	12.52
1 1/2"	21.42	21.42	22.28	23.39	25.03
2"	34.28	34.28	35.65	37.43	40.05
3"	74.98	74.98	77.98	81.88	87.61
4"	214.24	214.24	222.81	233.95	250.33
6"	428.48	428.48	445.62	467.90	500.65
Volume Charge per 1,000 gallons (c)	\$ 3.94	\$ 3.94	\$ 4.10	\$ 4.30	\$ 4.60

(b) The total monthly fee includes the monthly service charge plus the volume charge.

(c) Sewer usage is based on the average water use for December, January and February.

**EXHIBIT C-8
CITY OF AURORA, COLORADO
WASTEWATER FUND
SEWER/STORM SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:**

Sanitary Sewer Tap Fees by Service Size

Customer	2020	2021	2022	2023	2024
Single Family Detached (per unit)	\$ 2,860	\$ 3,280	\$ 3,490	\$ 3,710	\$ 4,452
Single Family Attached (per unit)	1,573	1,840	1,920	2,041	2,449
Multi-family (per unit)	1,459	1,550	1,780	1,892	2,271
Commercial (per tap size):					
¾	5,720	6,580	6,980	7,420	8,904
1" & 1 ¼"	13,728	15,744	16,752	17,808	21,370
1 ½"	31,460	36,080	38,390	40,810	48,972
2	57,200	65,600	69,800	74,200	89,040
3	122,980	141,040	150,070	159,530	191,436
4	245,960	282,080	300,140	319,060	382,872
6 and larger	(a)	(a)	(a)	(a)	(a)

(a) Commercial sanitary sewer fees for meters 6 inch and greater are determined on an individual basis.

Sanitary Sewer Connection Fee Revenues

	2020	2021	2022	2023	2024
Sanitary Sewer Tap Fees	\$ 9,751,076	\$ 10,278,899	\$ 8,428,444	\$ 11,854,024	\$ 10,447,110

Sewer System Service Charge Revenues

	2020	2021	2022	2023	2024
Sewer System Service Charge	\$ 49,179,957	\$ 49,758,062	\$ 52,663,328	\$ 55,425,283	\$ 62,634,036

Storm Drain Rates and Charges (b)

	2020	2021	2022	2023	2024
Stormwater Development Fee (Per Acre)	\$ 1,242	\$ 1,242	\$ 1,242	\$ 1,242	\$ 1,242
Single Family (per sq. Ft. of Lot Size)	0.048	0.048	0.048	0.048	0.048
Commercial and Multi-Family	0.140	0.140	0.140	0.140	0.140
Residential (c)	\$ 10.46	\$ 10.46	\$ 10.83	\$ 11.21	\$ 11.21
Multifamily 1st Unit (d)	10.46	10.46	10.83	11.21	11.21
Additional unit (d)	8.24	8.24	8.53	8.83	8.83
Commercial 1st Unit (e)	\$ 10.46	\$ 10.46	\$ 10.83	\$ 11.21	\$ 11.21
Additional Unit (e)	8.24	8.24	8.53	8.83	8.83

(b) The city imposes storm drainage fees upon the owners of property served by the System's storm sewer facilities. In addition, developers are charged a per acre storm drainage development fee at the time of subdivision platting and fee per square feet of impervious area for commercial and multi-family customers; residential customers are charged a fee based on lot size.

(c) Includes single family detached and individually metered single family attached dwellings.

(d) Multi-family units are equal to the number of total dwelling units.

(e) For commercial and industrial buildings, each unit is equal to 2,500 square feet of gross floor space or portion thereof.

**EXHIBIT C-8
CITY OF AURORA, COLORADO
WASTEWATER FUND
STORM SYSTEM STATISTICS
FOR THE YEARS ENDED DECEMBER 31:**

Ten Largest Customers of the Storm System

<u>Customer (a)</u>	<u>Billed Revenues</u>
Apartment Complex	\$ 260,416
Auto Wholesaler	215,869
Public School District	160,642
City	153,892
Commercial	123,077
University	115,530
Commercial	114,124
Commercial	112,982
Real Estate Developer	105,060
Public School District	104,511
Total	<u>\$ 1,466,103</u>

(a) These ten customers accounted for 5.2% of the total billed storm sales in 2024.

Five-Year Projected Capital Improvements

	<u>2025 Adopted (b)</u>	<u>2026 Planned</u>	<u>2027 Planned</u>	<u>2028 Planned</u>	<u>2029 Planned</u>	<u>Total Cost 2025-2029</u>
Sanitary Sewer	\$ 36,610,167	\$ 11,657,211	\$ 13,795,699	\$ 23,501,057	\$ 28,116,820	\$ 113,680,954
Storm Drainage	47,324,609	22,696,754	14,456,926	22,011,809	20,565,250	127,055,348
Total	<u>\$ 83,934,776</u>	<u>\$ 34,353,965</u>	<u>\$ 28,252,625</u>	<u>\$ 45,512,866</u>	<u>\$ 48,682,070</u>	<u>\$ 240,736,302</u>

(b) 2025 adopted budget excludes 2024 capital carryforward.

Monthly Service Charge for Irrigation Accounts by Tap Size (c)

<u>Tap Size</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
5/8" and 3/4"	\$ 12.01	\$ 12.01	\$ 12.43	\$ 12.91	\$ 13.81
1" & 1 1/4"	17.58	17.58	18.20	18.91	20.23
1 1/2"	38.04	38.04	27.82	28.90	30.92
2"	67.79	67.79	39.37	40.91	43.77
3"	101.26	101.26	70.16	72.90	78.00
4"	194.24	194.24	104.80	108.89	116.51
6"	305.80	305.80	201.04	208.88	223.50
8"	12.01	12.01	316.50	328.84	351.86

(c) Monthly fee equals the monthly service charge (based on meter size) plus a charge per 1,000 thousand gallons used.

EXHIBIT C-9
CITY OF AURORA, COLORADO
WASTEWATER FUND
MAXIMUM ANNUAL DEBT SERVICE COVERAGE
FOR THE YEARS ENDED DECEMBER 31:

	2020	2021	2022	2023	2024
Net Pledged Revenue					
Charges for Services	\$72,448,526	\$73,561,726	\$78,398,295	\$82,436,529	\$91,987,592
Development Fee (a)	11,097,648	10,278,899	8,428,445	11,854,024	10,447,110
Other Non-Operating Revenue (b)	1,537,500	1,698,986	1,882,735	4,354,833	3,634,876
(Less) Operating Expense	(66,216,457)	(73,937,587)	(74,414,740)	(82,184,533)	(91,231,204)
Add: Depreciation	14,234,128	15,904,477	15,989,148	18,688,818	19,392,748
Total	<u>\$33,101,345</u>	<u>\$27,506,501</u>	<u>\$30,283,883</u>	<u>\$35,149,671</u>	<u>\$34,231,122</u>
Maximum Annual Debt Service					
First-Lien Revenue Obligations (c)	\$4,757,550	\$8,893,690	\$8,542,047	\$10,409,497	\$10,409,497
All Obligations Secured by Net Pledged Revenue (d)	4,757,550	8,893,690	8,542,047	10,409,497	10,409,497
Coverage					
First-Lien Revenue Obligations	6.96	3.09	3.55	3.38	3.29
Combined First-Lien Revenue Obligations and All Obligations Secured by Net Pledged Revenues	6.96	3.09	3.55	3.38	3.29
Actual Annual Debt Service					
First-Lien Revenue Obligations (e)	\$3,216,183	\$4,759,466	\$8,893,690	\$9,361,554	\$10,408,468
All Obligations Secured by Net Pledged Revenue (f)	3,216,183	4,759,466	8,893,690	9,361,554	10,408,468
Days Cash on Hand	607	905	683	801	331

(a) Includes tap, main extension, front footage fees. Does not include annexation fees. Total is net of any reimbursement of previously paid tap fees.

(b) Includes investment returns, insurance recoveries and other non-operating revenue. Excludes fair value and interest on urban drainage.

(c) In 2020, \$13.0 million of the 2018B Sewer Revenue bonds were converted to a fixed rate, and the maximum annual first lien debt service in 2020 was \$4.8 million in year 2026. In 2021, the remaining \$15.0 million of 2018B Sewer Revenue Bonds were converted to a fixed rate and the Series 2021 Sewer First Lien Revenue Bonds were issued. The maximum annual first lien debt service in 2021 was \$8.9 million in year 2022. The maximum annual first lien debt service in 2022 was \$8.5 million in year 2026. In 2023, the Series 2023 Sewer First Lien Revenue Bonds were issued. The maximum annual first lien debt service in 2023 and 2024 was \$10.4 million in year 2026.

(d) In 2020, \$13.0 million of the 2018B Sewer Revenue bonds were converted to a fixed rate, and the maximum annual first lien debt service in 2020 was \$4.8 million in year 2026. In 2021, the remaining \$15.0 million of 2018B Sewer Revenue Bonds were converted to a fixed rate and the Series 2021 Sewer First Lien Revenue Bonds were issued. The maximum annual first lien debt service in 2021 was \$8.9 million in year 2022. The maximum annual first lien debt service in 2022 was \$8.5 million in year 2026. In 2023, the Series 2023 Sewer First Lien Revenue Bonds were issued. The maximum annual first lien debt service in 2023 and 2024 was \$10.4 million in year 2026.

(e) In 2020 and 2021, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds and 2018A and 2018B First Lien Sewer Revenue Bonds. In 2022, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds, 2018A and 2018B First Lien Sewer Revenue Bonds, and Series 2021 Sewer First Lien Revenue Bonds. In 2023 and 2024, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds, 2018A and 2018B First Lien Sewer Revenue Bonds, Series 2021 Sewer First Lien Revenue Bonds, and Series 2023 Sewer First Lien Revenue Bonds.

(f) In 2020 and 2021, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds and 2018A and 2018B First Lien Sewer Revenue Bonds. In 2022, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds, 2018A and 2018B First Lien Sewer Revenue Bonds, and Series 2021 Sewer First Lien Revenue Bonds. In 2023 and 2024, actual annual debt service included 2016 First Lien Sewer Refunding Revenue Bonds, 2018A and 2018B First Lien Sewer Revenue Bonds, Series 2021 Sewer First Lien Revenue Bonds, and Series 2023 Sewer First Lien Revenue Bonds.

EXHIBIT C-10
CITY OF AURORA, COLORADO
GENERAL FUND
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY BY CLASS
FOR THE YEAR ENDED DECEMBER 31, 2024

Class	Assessed Valuation Adams	Assessed Valuation Douglas	Assessed Valuation Arapahoe	Total Assessed Valuation	Percent of Total Assessed Valuation
Residential	\$ 308,939,643	\$ 90,269,520	\$ 3,089,042,126	\$ 3,488,251,289	41.6%
Residential Multi Family	69,399,717	-	511,347,012	580,746,729	6.9%
Commercial	1,335,546,091	-	1,292,594,815	2,628,140,906	31.3%
Personal Property	368,386,001	1,952,770	375,704,377	746,043,148	8.9%
State Assessed	10,036,758	18,300	11,222,040	21,277,098	0.3%
State Assessed Renewable	6,560	-	-	6,560	0.0%
Vacant	120,132,191	4,874,650	119,458,687	244,465,528	2.9%
Industrial	164,355,960	-	4,001	164,359,961	2.0%
Agricultural	908,250	4,950	331,841	1,245,041	0.0%
Agri Business	226,780	-	1,312,256	1,539,036	0.0%
Oil and Gas	122,722,420	-	391,270,238	513,992,658	6.1%
Natural Resources	1,600	1,140	32,334	35,074	0.0%
Total	\$ 2,500,661,971	\$ 97,121,330	\$ 5,792,319,727	\$ 8,390,103,028	100.00%

Total assessed valuation excludes various tax increment financing districts located within the city.

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Controller's Office

City of Aurora

15151 E. Alameda Parkway, Suite 5700

Aurora, Colorado 80012

Telephone: 303.739.7800 • Fax: 303.739.7779

Email: controller@auroragov.org

Access Aurora: 303.739.7000

AuroraGov.org

APPENDIX D

PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (this “Undertaking”) is executed and delivered, as of September __, 2025 by the City of Aurora, Colorado (the “City”) in connection with the issuance of Certificates of Participation, Series 2025, in the aggregate principal amount of \$26,525,000 * dated as of the date of delivery (the “Series 2025 Certificates”). The Series 2025 Certificates are being issued pursuant to an Indenture of Trust dated as of September 1, 2025 (the “Indenture”) between Aurora Capital Leasing Corporation and UMB Bank, n.a. (the “Trustee”). Capitalized terms used but not otherwise defined herein shall have the meanings assigned thereto in the Indenture.

In consideration of the issuance of the Series 2025 Certificates and the purchase of such Series 2025 Certificates by the owners thereof, the City hereby covenants and agrees as follows:

Section 1. Purpose of this Agreement. This Agreement is executed and delivered by the City as of the date set forth below, for the benefit of the holders and owners (the “Certificateholders”) of the Series 2025 Certificates and in order to assist the Participating Underwriter (as defined below) in complying with the requirements of the Rule (as defined below).

Section 2. Definitions. The terms set forth below shall have the following meanings in this Agreement, unless the context clearly otherwise requires.

“*Agreement*” means the obligations of the City pursuant to Sections 4, 5 and 6.

“*Annual Financial Information*” means the financial information and operating data described in Exhibit I.

“*Annual Financial Information Disclosure*” means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4 hereof.

“*Audited Financial Statements*” means the audited consolidated financial statements of the City, prepared pursuant to the standards and as described in Exhibit I.

“*Commission*” means the Securities and Exchange Commission.

“*Dissemination Agent*” means, initially the City, or any successor agent designated as such in writing by the City and which has filed with the City a written acceptance of such designation, and such agent’s successors and assigns.

“*EMMA*” means the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

“*Exchange Act*” means the Securities Exchange Act of 1934, as amended.

“*Material Event*” means the occurrence of any of the events with respect to the Series 2025 Certificates set forth in Exhibit II.

* Preliminary; subject to change.

“*Material Events Disclosure*” means dissemination of a notice of a Material Event as set forth in Section 5.

“*MSRB*” means the Municipal Securities Rulemaking Board.

“*Participating Underwriter*” means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Series 2025 Certificates.

“*Prescribed Form*” means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Material Events with the MSRB at www.emma.msrb.org (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

“*Rule*” means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

“*State*” means the State of Colorado.

Section 3. CUSIP Number/Final Official Statement. The final CUSIP® of the Series 2025 Certificates is 051556 ____¹. The final Official Statement relating to the Series 2025 Certificates is dated September __, 2025 (the “Final Official Statement”).

Section 4. Annual Financial Information Disclosure. Subject to Section 10 of this Agreement, the City hereby covenants that it will disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below and in Exhibit I) by the City’s delivery of such Annual Financial Information and Audited Financial Statements to the MSRB within 210 days of the completion date of the City’s fiscal year, beginning with the fiscal year ended December 31, 2025.

The City is required to deliver such information in Prescribed Form and by such time so that such entities receive the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the City will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Agreement, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

Section 5. Material Events Disclosure. Subject to Section 10 of this Agreement, the City hereby covenants that it will disseminate in a timely manner, not in excess of 10 Business Days after the occurrence of the event, Material Events Disclosure to the MSRB in Prescribed Form.

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¹ The City takes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Series 2025 Certificates.

Section 6. Duty to Update EMMA/MSRB. The City shall determine, in the manner it deems appropriate, whether there has occurred a change in the MSRB's e-mail address or filing procedures and requirements under EMMA each time it is required to file information with the MSRB.

Section 7. Consequences of Failure of the City to Provide Information. The City shall give notice in a timely manner, not in excess of 10 Business Days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the City to comply with any provision of this Agreement, the Certificateholder of any Series 2025 Certificate may seek specific performance by court order to cause the City to comply with its obligations under this Agreement. A default under this Agreement shall not be deemed an Event of Default under the Indenture or any other agreement, and the sole remedy under this Agreement in the event of any failure of the City to comply with this Agreement shall be an action to compel performance.

Section 8. Amendments; Waiver. Notwithstanding any other provision of this Agreement, the City may amend this Agreement, and any provision of this Agreement may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the City or type of business conducted;

(ii) This Agreement, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Certificateholders of the Series 2025 Certificates, as determined either by parties unaffiliated with the City or the City (such as the Paying Agent) or by an approving vote of the Certificateholder Representative or of the Certificateholders of the Series 2025 Certificates holding a majority of the aggregate principal amount of the Series 2025 Certificates (excluding Series 2025 Certificates held by or on behalf of the City or its affiliates) at the time of the amendment, pursuant to the terms of the Indenture; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Section 9. Termination of Agreement. The Agreement of the City shall be terminated hereunder when the City shall no longer have any legal liability under the terms of the Indenture pursuant to the terms of the Indenture for any obligation on or relating to the repayment of the Series 2025 Certificates. The City shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Section 10. Dissemination Agent. The Dissemination Agent shall transmit all information delivered to it by the City hereunder to the MSRB as provided in this Agreement. The City may, from time to time, appoint or engage a substitute Dissemination Agent to assist it in carrying out its obligations under this Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 11. Additional Information. Nothing in this Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Material Event, in addition to that which is required by this Agreement. If the City chooses to include any information from any document or notice of occurrence of a Material Event in addition to that which is specifically required by this Agreement, the City shall not have any obligation under this Agreement to update such information or include it in any future disclosure or notice of the occurrence of a Material Event.

Section 12. Beneficiaries. This Agreement has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Agreement shall inure solely to the benefit of the City, the Dissemination Agent, if any, the City, the Certificateholder Representative and the Certificateholders of the Series 2025 Certificates, and shall create no rights in any other person or entity.

Section 13. Recordkeeping. The City shall maintain records of all Annual Financial Information Disclosure and Material Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

Section 14. Assignment. The City shall not transfer its obligations under the Indenture unless the transferee agrees to assume all obligations of the City under this Agreement or to execute a continuing disclosure agreement under the Rule.

Section 15. Governing Law. This Agreement shall be governed by the laws of the State.

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EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

“*Annual Financial Information*” means statistical and tabular material of the type contained in the final Official Statement pertaining to the Series 2025 Certificates under the captions “GENERAL FINANCIAL INFORMATION CONCERNING THE CITY—Operating History of the General Fund,” and “—Primary Sources of Revenue to the General Fund (GAAP Basis)” and “DEBT STRUCTURE OF THE CITY” and Tables XIV, XV, XVI, XVIII, XIX, XX, XXI, XXII, XXIII, and XXIV.

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission, and such information need not be provided in the exact format as shown in the Final Official Statement. The City shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB within 210 days after the last day of the City’s fiscal year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 Business Days after availability to the City.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Agreement, including for this purpose a change made to the fiscal year-end of the City, the City will disseminate a notice to the MSRB of such change in Prescribed Form as required by such Section 4.

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EXHIBIT II

EVENTS WITH RESPECT TO THE SERIES 2025 CERTIFICATES FOR WHICH MATERIAL EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies
2. Nonpayment-related defaults, if material
3. Unscheduled draws on debt service reserves reflecting financial difficulties
4. Unscheduled draws on credit enhancements reflecting financial difficulties
5. Substitution of credit or liquidity providers, or their failure to perform
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security
7. Modifications to rights of security holders, if material
8. Certificate calls, if material, and tender offers
9. Defeasances
10. Release, substitution or sale of property securing repayment of the securities, if material
11. Rating changes
12. Bankruptcy, insolvency, receivership or similar event of the City ¹
13. The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
14. Appointment of a successor or additional Trustee or the change of name of a Trustee, if material
15. Incurrence of a financial obligation ² of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation ² of the City or obligated person, any of which affect security holders, if material
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation ² of the City, any of which reflect financial difficulties.

¹ This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

² As used here, "financial obligation" generally means a: (i) debt obligation; (ii) derivative instrument entered into, in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

APPENDIX E

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning The Depository Trust Company (“DTC”) New York, NY and DTC’s book-entry-only system has been obtained from DTC, and the City and the Underwriter take no responsibility for the accuracy thereof.

DTC will act as securities depository for the Series 2025 Certificates. The Series 2025 Certificates will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Series 2025 Certificates, as set forth on the cover page hereof, in the aggregate principal amount of each maturity of the Series 2025 Certificates and deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation & Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has an S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of the Series 2025 Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2025 Certificates on DTC’s records. The ownership interest of each actual purchaser of each Series 2025 Certificate (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2025 Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2025 Certificates, except in the event that use of the book entry-system for the Series 2025 Certificates is discontinued.

To facilitate subsequent transfers, all Series 2025 Certificates deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2025 Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of Series 2025 Certificates; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2025 Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants remain responsible for keeping accounts of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2025 Certificates may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2025 Certificates, such as redemptions, tenders, defaults, and proposed amendments to the Series 2025 Certificate documents. For example, Beneficial Owners of the Series 2025 Certificates may wish to ascertain that the nominee holding the Series 2025 Certificates for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices will be sent to DTC. If less than all of the Series 2025 Certificates within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2025 Certificates unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2025 Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2025 Certificates are to be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other name as may be requested by an authorized representative of DTC) is the responsibility of the City or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Series 2025 Certificates purchased or tendered, through its Participant, to Tender or Remarketing Agent, and shall effect delivery of such Series 2025 Certificates by causing the Direct Participant to transfer the Participant's interest in the Series 2025 Certificates, on DTC's records, to Tender or Remarketing Agent. The requirement for physical delivery of the Series 2025 Certificates in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Series 2025 Certificates are transferred by Direct Participants on

DTC's records and followed by a book-entry credit for tendered Series 2025 Certificates to Tender or Remarketing Agent's DTC account.

DTC may discontinue providing its services as securities depository with respect to the Series 2025 Certificates at any time by giving reasonable notice to the City or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2025 Certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

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