

**PIONEER BUSINESS METROPOLITAN DISTRICT**

**ANNUAL REPORT FOR REPORT YEAR 2024**

**CITY OF AURORA, COLORADO**

Pursuant to Section VIII of the Service Plan for Pioneer Business Metropolitan District, the District is required to submit an annual report to the Manager of the Office of Development Assistance of the City Manager's Office no later than August 1 of each year.

**For the year ending December 31, 2024, the District makes the following report:**

**1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.**

The District had no changes to the boundaries during 2024.

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

The District did not enter into any intergovernmental agreements in 2024.

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

The District has not adopted rules and regulations as of December 31, 2024.

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

The District has not had litigation which involved the District's Public Improvements as of December 31, 2024.

**5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.**

The District did pay for some Public Improvements during the year ending December 31, 2024, however, none of those improvements were completed and have not received final acceptance from the City for anything constructed in 2024.

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

The District did not dedicate any facilities or improvements to the City as of December 31, 2024.

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

The District's assessed valuation for 2024 was \$1,495,520.

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

The District's 2025 budget is available on the Division of Local Government website..

**9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The District's 2024 Audit Exemption Application will be available on the state auditors website.

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

The District has not had any uncured events of default as of December 31, 2024.

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

The District has had no inability to pay its obligations as of December 31, 2024.

The foregoing Annual Report and accompanying exhibits are submitted this 1st day of August, 2025.

/s/ David O'Leary  
David O'Leary, Counsel for the District