

LETTER OF BUDGET TRANSMITTAL

Date: January 23, 2024

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

Attached are the 2024 budget and budget message for the AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4, Denver County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 6, 2023. If there are any questions on the budget, please contact:

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

I, Matthew Urkoski, District Manager of the Aviation Station North Metropolitan District No. 4 hereby certify that the attached is a true and correct copy of the 2024 budget.

By: 

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Matthew Urkoski, District Manager

**RESOLUTION NO. 2023-12-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF AVIATION STATION NORTH  
METROPOLITAN DISTRICT NO. 4, CITY AND COUNTY OF DENVER, COLORADO,  
PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND  
REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING  
SUMS OF MONEY FOR THE BUDGET YEAR 2024**

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

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body for its consideration on or before October 15, 2023.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 6, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

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

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4, CITY AND COUNTY  
OF DENVER, COLORADO:**

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

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

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

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 6, 2023.

**AVIATION STATION NORTH  
METROPOLITAN DISTRICT NO. 4**

By: DocuSigned by:  
*Ferdinand Belz*  
2A0B20432C20400...  
\_\_\_\_\_  
President

Attest:

By: DocuSigned by:  
*Mark Throckmorton*  
91BBFFBF1C46484...  
\_\_\_\_\_  
Secretary

**EXHIBIT A**

Budget

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/2/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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**ASSESSED VALUATION**

Agricultural	\$ -	\$ 340	\$ 340
Vacant land	-	30	30
Certified Assessed Value	\$ -	\$ 370	\$ 370

**MILL LEVY**

DIA	0.000	13.000	13.000
Total mill levy	0.000	13.000	13.000

**PROPERTY TAXES**

DIA	\$ -	\$ 5	\$ 5
Budgeted property taxes	\$ -	\$ 5	\$ 5

**BUDGETED PROPERTY TAXES**

DIA	\$ -	\$ 5	\$ 5
	\$ -	\$ 5	\$ 5

**AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/2/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	5	5
Other revenue	-	-	5
Total revenues	<u>-</u>	<u>5</u>	<u>10</u>
Total funds available	<u>-</u>	<u>5</u>	<u>10</u>
EXPENDITURES			
General and administrative			
Contingency	-	-	5
Transfers to District No. 1	-	5	5
Total expenditures	<u>-</u>	<u>5</u>	<u>10</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>5</u>	<u>10</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**AVIATION STATION NORTH METRO DISTRICT NO. 4  
2024 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver on May 29, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on February 25, 2013. The District's service area is located in the City and County of Denver (City).

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, safety protection, transportation, mosquito control, operations and maintenance, covenant enforcement, fire protection, and park and recreation facilities.

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

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

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**AVIATION STATION NORTH METRO DISTRICT NO. 4  
2024 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**Property Taxes (Continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

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

**Expenditures**

**Transfers to Aviation Station North Metropolitan District No. 1 (District No. 1)**

The District is obligated to impose mill levies which will be sufficient to promptly and fully pay amounts to District No. 1. The District is required to remit property taxes derived from such mill levies, together with specific ownership taxes applicable to property within the District less County Treasurer Fees, to District No. 1. The District anticipates transferring funds to District No. 1, as shown in the Debt Service budget for the repayment of advances.

**Debt and Leases**

The District does not have any debt. Additionally, the District has no operating or capital leases.

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

I, Mark T. Throckmorton, hereby certify that I am the duly appointed Secretary of the Aviation Station North Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Aviation Station North Metropolitan District No. 4 held on December 6, 2023.

DocuSigned by:

*Mark Throckmorton*

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Secretary

**RESOLUTION NO. 2023-12-03**

**RESOLUTION TO SET MILL LEVIES**

**RESOLUTION OF THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2023, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Aviation Station North Metropolitan District No. 4 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 6, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Aviation Station North Metropolitan District No. 4, City and County of Denver, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Assessor of the City and County of Denver, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 6, 2023.

**AVIATION STATION NORTH  
METROPOLITAN DISTRICT NO. 4**

DocuSigned by:  
By: Ferdinand Belz  
2A6B30132C20499...  
President

Attest:

DocuSigned by:  
By: Mark Throckmorton  
94BBFEBF1C46484...  
Secretary

**EXHIBIT 1**

Certification of Tax Levies

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of \_\_\_\_\_, Colorado.

On behalf of the \_\_\_\_\_  
(taxing entity)<sup>A</sup>  
the \_\_\_\_\_  
(governing body)<sup>B</sup>  
of the \_\_\_\_\_  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \_\_\_\_\_ assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ \_\_\_\_\_ (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: \_\_\_\_\_ for budget/fiscal year \_\_\_\_\_  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Signed:  Title: \_\_\_\_\_

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- 1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

- 3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Mark T. Throckmorton, hereby certify that I am the duly appointed Secretary of the Aviation Station North Metropolitan District No. 4, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Aviation Station North Metropolitan District No. 4 held on December 6, 2023.

DocuSigned by:

*Mark Throckmorton*

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Secretary



# AFFIDAVIT

**Invoice #:** 40519273  
**Account #:** A30029585  
**Invoice Date:** 10/23/2023

**BILL TO:**

MCGEADY BECHER PC  
Jennifer Pino  
450 E. 17th Ave, Ste 400  
Denver CO 80203

**ADVERTISER:**

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**PUBLICATION:** Denver Daily Journal - Legal

STATE OF COLORADO  
COUNTY OF DENVER

I, Cynthia Serrano, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

10/23/2023

Ad Caption: NOTICE OF PUBLIC MEETINGS OF THE BOARDS OF DIRECTORS OF AVIATION STATION NORTH METROPOLITAN DISTRICT NOS. 1, 2, 3 & 4

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

CLERK

# PUBLIC NOTICES

Contact us • 877-260-3621 • [daily.journal@construction.com](mailto:daily.journal@construction.com)

Place your paid advertisement by 10:30am [Mountain] today to print in tomorrow's edition.

## FIRST PUBLICATION

### NOTICE OF PUBLIC MEETINGS OF THE BOARDS OF DIRECTORS OF AVIATION STATION NORTH METROPOLITAN DISTRICT NOS. 1, 2, 3 & 4 CITY AND COUNTY OF DENVER, COLORADO

#### NOTICE AS TO PROPOSED 2024 BUDGETS AND AMENDMENT OF 2023 BUDGETS

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that proposed budgets have been submitted to the Boards of Directors of the Aviation Station North Metropolitan District Nos. 1, 2, 3 & 4 (hereinafter referred to collectively as the "Districts") for the ensuing year of 2024. The necessity may also arise for the amendments of the 2023 budgets of the Districts. Copies of the proposed 2024 budgets and 2023 amended budgets (if appropriate) are on file in the office of the Districts' Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111, where same are available for public inspection. Such proposed 2024 budgets and 2023 amended budgets will be considered at regular meetings of the Districts to be held on December 6, 2023 at 2:00 p.m. via video / telephone conference (Teams). Any interested elector within the Districts may, at any time prior to the final adoption of the 2024 budgets or the 2023 amended budgets, inspect the 2024 budgets and the 2023 amended budgets and file or register any objections thereto.

Members of the public are encouraged to participate in these public meetings / budget hearings in one of the following ways:

- 1. To attend via Teams Videoconference, see the below link: [https://teams.microsoft.com/j/meetup-join/19%3ameeting\\_NmU3NDU3ZWMTZGJhNS00YWJhLTk1OWE0NjEzYihlNmRkMTY5%40thread\\_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91446-bdce-4fe5-980c-8ff3d3c70755%22%7d](https://teams.microsoft.com/j/meetup-join/19%3ameeting_NmU3NDU3ZWMTZGJhNS00YWJhLTk1OWE0NjEzYihlNmRkMTY5%40thread_v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91446-bdce-4fe5-980c-8ff3d3c70755%22%7d)

- 2. To attend via telephone, dial 1-720-547-5281 and enter the following additional information:

a. Phone Conference ID: 246 629 237#

The address of the Districts' office where the names and addresses of the Boards of Directors and their officers may be obtained is CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111; the office telephone number is: 303-779-5710; the office fax number is: 303-779-0348; the District Manager's email address is: [matt.urkoski@claconnect.com](mailto:matt.urkoski@claconnect.com); and Districts' website address is: [www.aviationstationnorthhmds.com](http://www.aviationstationnorthhmds.com).

The City and County of Denver maintains a file regarding the Districts.

AVIATION STATION NORTH METROPOLITAN DISTRICT NOS. 1, 2, 3 & 4

/s/ **Matthew Urkoski**

District Manager

Published: October 23, 2023 in The Daily Journal

### NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET AND NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the VILLAS METROPOLITAN DISTRICT (the "District"), will hold a meeting via teleconference on November 1, 2023 at 5:00 p.m., for the purpose of conducting such business as may come before the Board including a public hearing on the 2024 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2023 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/84147645911?pwd=Z0pNM2xZRTBpSDQwa2ZaMmRlRHM0UT09>  
Meeting ID: 841 4764 5911  
Passcode: 221285  
Call-In: 720-707-2699

A copy of the Proposed Budget and Amended Budget are on file in the office of Community Resource Services of Colorado, LLC, 7995 East Prentice Avenue, Suite 103E, Greenwood Village, CO 80111, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained at <https://engage.goenumerate.com/s/villasmetro/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

VILLAS METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: /s/ WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law

Published: October 23, 2023 in The Daily Journal

702

### NOTICE TO CREDITORS

In the Matter of the Estate of: **MARILYN S. KAWANO**, also known as **MARILYN KAWANO**, also known as **MARILYN SHIZUKO KAWANO**, Deceased

Case Number 2023PR31018

All persons having claims against the above-named estate are required to present them to the Personal Representative or to **Denver Probate Court** of the City and County of Denver, Colorado on or before **February 23, 2024**, or the claims may be forever barred.

RICHARD N. KAWANO  
Personal Representative  
9553 E. Hidden Hill Lane  
Lone Tree, CO 80124

Published: Oct. 23, 30 & Nov. 6, 2023 in The Daily Journal

716

### NOTICE OF FINAL SETTLEMENT

CITY OF AURORA, COLORADO  
DATE: October 19, 2023  
PURCHASE ORDER NO. 22P0551K  
PROJECT NO: 5892A

PROJECT TITLE:  
ALTURA BLVD SIDEWALK IMPROVEMENTS

CONTRACTOR:  
FASICK CONCRETE INC.  
10799 W Alameda Ave. #150217  
Lakewood, CO 80226

Notice is hereby given that the City of Aurora intends to **start processing** the Final Payment to the above-named Contractor on **November 3rd, 2023**, provided no claims are received.

Any person or firm having debts against the Contractor must file a proper written notice with the Contract Coordinator, City of Aurora, Purchasing and Contract Services Division, 15151 East Alameda Parkway Suite 5700, Aurora, Colorado 80012, on or before the above date.

CITY OF AURORA, COLORADO

BY: Kristin Chewiwi  
Procurement Supervisor

Published: October 23 & 24, 2023 in The Daily Journal

719

### NOTICE OF FINAL SETTLEMENT

CITY OF AURORA, COLORADO  
DATE: October 19, 2023  
PURCHASE ORDER NO. 20P1139K  
PROJECT NO: 5736A

PROJECT TITLE:  
2020 Medians Project

CONTRACTOR:  
PSI Construction Management Inc.  
120 S. Flat Rock St.  
Aurora, CO 80018

Notice is hereby given that the City of Aurora intends to **start processing** the Final Payment to the above-named Contractor on **November 3rd, 2023**, provided no claims are received.

Any person or firm having debts against the Contractor must file a proper written notice with the Contract Coordinator, City of Aurora, Purchasing and Contract Services Division, 15151 East Alameda Parkway Suite 5700, Aurora, Colorado 80012, on or before the above date.

CITY OF AURORA, COLORADO

BY: Kristin Chewiwi  
Procurement Supervisor

Published: October 23 & 24, 2023 in The Daily Journal

720

### NOTICE TO CREDITORS

In the Matter of the Estate of: **CHARLENE LEONA MESA**, also known as **CHARLENE L. MESA**, also known as **CHARLENE MESA**, Deceased

Case Number 2023PR031096

All persons having claims against the above-named estate are required to present them to the Personal Representative or to **Denver Probate Court** of the City and County of Denver, Colorado on or before **February 23, 2024**, or the claims may be forever barred.

JULY FAYE TORRES  
Personal Representative  
c/o RBS Law LLC  
5610 Ward Road, Suite 300  
Arvada, CO 80002

Published: Oct. 23, 30 & Nov. 6, 2023 in The Daily Journal

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### NOTICE OF FINAL PAYMENT

Notice is hereby given that at 5:00 p.m., Local Time, on the **1st day of November 2023** the City and County of Denver, Denver, Colorado will make final settlement with **KRISCHE CONSTRUCTION INC.**, Construction Contractor, for all materials furnished and for all labor performed under a contract with said City and County of Denver, dated the 27th day of June 2019, for the **Courtroom 476 project, No. 202160479/OC201947345**.

File claims with the Manager, Department of Transportation & Infrastructure, 201 West Colfax Avenue, Department 608, Denver, Colorado 80202, on or before 5:00 p.m., Local Time, on the **1st day of November 2023**, pursuant to C.R.S. 1973, Title 38-26-107.

Adam Phipps  
Executive Director of  
The Department  
Of Transportation &  
Infrastructure

Published: October 23 & 24, 2023 in The Daily Journal

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### NOTICE OF FINAL PAYMENT

Notice is hereby given that at 5:00 p.m., Local Time, on the **1st day of November 2023** the City and County of Denver, Denver, Colorado will make final settlement with **CONCRETE EXPRESS INC (d.b.a. CEI)**, Construction Contractor, for all materials furnished and for all labor performed under a contract with said City and County of Denver, dated the **16th day of September 2020**, for the **2020 Bikeway and Sidewalk Package 1 project, No. 202159727/OC202055405**.

File claims with the Manager, Department of Transportation & Infrastructure, 201 West Colfax Avenue, Department 608, Denver, Colorado 80202, on or before 5:00 p.m., Local Time, on the **1st day of November 2023**, pursuant to C.R.S. 1973, Title 38-26-107.

Adam Phipps  
Executive Director of  
The Department  
Of Transportation &  
Infrastructure

Published: October 23 & 24, 2023 in The Daily Journal

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