

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

2025 ANNUAL REPORT

Pursuant to Section XVII of the Service Plan of Country Club Village Metropolitan District (the “District”), the District is required to submit an annual report to the City of Westminster (the “City”) by June 30 of each calendar year. Specifically, Section XVII requires:

“[o]n or before June 30 of each year, the District shall submit to the City an annual report for the prior year and budget for the current year, including proposed debt service and operations and maintenance levies. The annual report shall explain all major actions taken during the preceding year to implement the Financing Plan and the preliminary engineering plan set forth in the Amended Service Plan, together with projections for the current and ensuing fiscal years and such other available information as the City may request. The District shall also file a copy of its statutorily required audit with the City.”

Attached hereto as **Exhibits A and B**, please find a copy of the District’s 2026 Budget and 2025 Audited Financial Statements. As demonstrated in the 2026 Budget and 2025 Audited Financial Statements, the District has completed construction of public improvements. The District’s major functions are now limited primarily to debt service and allocation of funds for common area maintenance.

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2026 for the 2025 calendar year to the City, the Division of Local Government, the state auditor, and the Adams County Clerk and Recorder. The District hereby submit this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2025.

For the year ending December 31, 2025, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

(A) Boundary changes made.

The District had no boundary changes in 2025.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

No intergovernmental agreements were entered into or terminated with other governmental entities in 2025.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District’s manager:

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(D) A summary of litigation involving public improvements owned by the special district.

In 2025, the District was not involved in any litigation involving public improvements owned by the District.

(E) The status of the construction of public improvements by the special district.

The construction of public improvements by the District have been completed.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In 2025, no facilities or improvements constructed by the District were conveyed to the City.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District is \$8,378,410 for the taxable year 2025.

(H) A copy of the current year's budget.

A copy of the District's 2026 Budget is attached hereto as **Exhibit A**.

(I) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

A copy of the 2025 audited financial statements is attached hereto as **Exhibit B**.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2025, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2025, the District did not have any inability to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.