

COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 1-5

2023 CONSOLIDATED ANNUAL REPORT

Pursuant to §32-1-207(3)(c) Cottonwood Creek Metropolitan District Nos. 1-5 (collectively the “**Districts**”), the Districts are required to provide an annual report to the City of Aurora (the “**City**”) with regard to the following matters:

For the year ending December 31, 2023, the Districts make the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made

There were no boundary changes made or proposed to the Districts’ boundaries during 2023.

2. Intergovernmental Agreements entered into or terminated.

The Districts did not enter into any Intergovernmental Agreements in 2023.

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

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

4. A summary of litigation involving public improvements owned by the Districts.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2023.

5. Status of the construction of public improvements by the Districts.

As of December 31, 2023, the Districts did not construct any public improvements.

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

As of December 31, 2023, the Districts did not construct any facilities or improvements.

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

Copies of the final assessed valuation of the Districts as of December 31, 2023 are attached hereto as **Exhibit A**.

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

A copy of the 2024 Budget for Cottonwood Creek Metropolitan District No. 1 is attached hereto as **Exhibit B**. Cottonwood Creek Metropolitan District Nos. 2-5 went inactive on December 1, 2022, and therefore did not adopt 2024 budgets.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

Cottonwood Creek Metropolitan District Nos. 2-5 went inactive on December 1, 2022 and therefore did not file audit exemptions for 2023. The 2023 Audit for Cottonwood Creek Metropolitan District No. 1 is attached hereto as **Exhibit C**.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

To our knowledge, there are no uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument.

- 11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

To our knowledge, the Districts have been able to pay their obligations as they come due.

Service Plan Requirements

Pursuant to the Service Plan for the Cottonwood Creek Metropolitan District Nos. 1-5 (collectively, the “**Districts**”), the Districts are required to provide an annual report to the City of Aurora (the “**City**”) with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2023, the Districts make the following report.

- 1. Boundary changes made**

There were no boundary changes made or proposed to the Districts’ boundaries during 2023.

- 2. Intergovernmental Agreements entered into or terminated.**

The Districts did not enter into any Intergovernmental Agreements in 2023.

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

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

4. A summary of litigation involving public improvements owned by the Districts.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2023.

5. Status of the construction of public improvements by the Districts.

As of December 31, 2023, the Districts did not construct any public improvements.

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

As of December 31, 2023, the Districts did not construct any facilities or improvements.

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

Copies of the final assessed valuation of the Districts as of December 31, 2023 are attached hereto as **Exhibit A**.

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

A copy of the 2024 Budget for Cottonwood Creek Metropolitan District No. 1 is attached hereto as **Exhibit B**. Cottonwood Creek Metropolitan District Nos. 2-5 went inactive on December 1, 2022, and therefore did not adopt 2024 budgets.

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

Cottonwood Creek Metropolitan District Nos. 2-5 went inactive on December 1, 2022, and therefore did not file audit exemptions for 2023. The 2023 Audit for Cottonwood Creek Metropolitan District No. 1 is attached hereto as **Exhibit C**.

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

To our knowledge, there are no uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.

To our knowledge, the Districts have been able to pay their obligations as they come due.

EXHIBIT A
2023 Final Assessed Valuations

EXHIBIT B
2024 Budget (Cottonwood Creek Metropolitan District No. 1)

EXHIBIT C
2023 Audit