

SOUTHWEST TIMNATH METROPOLITAN DISTRICTS NOS. 1-4

2025 ANNUAL REPORT TO THE TOWN OF TIMNATH

Pursuant to the Service Plan, as amended, for Southwest Timnath Metropolitan District Nos. 1-4 (the “Districts”), the Districts are required to submit an annual report to the Town of Timnath, that shall include, but not be limited to, the information on the progress of the Districts and implementation of the Service Plan.

For the year ending December 31, 2025, the District makes the following report:

1. Boundary changes made or proposed to the Districts’ boundaries as of December 31 of the prior year.

No boundary changes were made or proposed during the reporting year.

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

An Intergovernmental Agreement between Southwest Timnath Metropolitan District Nos. 1-4 was entered on December 8, 2014.

On December 8, 2014 the Districts also entered into an Intergovernmental Agreement with the Town of Timnath.

3. Copies of the Districts’ Rules and Regulations, if any, as of December 31 of the prior year.

A copy of the Districts’ Declaration of Covenants, Conditions, Restrictions, and Easements recorded with the Larimer County Clerk and Recorder on January 26, 2016 is on file with the Town (see 2016 Annual Report).

Contact information for copies of the Districts’ Rules and Regulations:
manager@swtmd.com.

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

There is no litigation, notices of claim, pending or threatened, against the Districts of which we are aware.

5. Status of the Districts’ construction of the Public Improvements as of December 31 of the prior year.

No public improvements have been constructed by the Districts during the reporting period.

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

No facilities or improvements were dedicated to the Town during the reporting year.

7. The assessed valuation of the Districts for the current year.

Southwest Timnath Metropolitan District No. 1	\$1,855
Southwest Timnath Metropolitan District No. 2	\$4,726,764
Southwest Timnath Metropolitan District No. 3	\$2,227,258
Southwest Timnath Metropolitan District No. 4	\$3,709,067

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

The 2026 Budgets for the Districts are on file with the Division of Local Government and copies can be obtained from the [DOLA online portal](#).

9. Audit of the Districts, and any entity formed by one or more of the Districts, and 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.

An Audit for District Nos. 1 & 4 will be filed for 2025 and applications for exemption from audit were filed and accepted for District Nos. 2 and 3, as the revenues and expenditures were less than \$750,000 in 2025. Copies of the exemptions and the audit report can be obtained from the [State Auditor online portal](#).

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

None.

11. Any inability of a 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.

None.

Dated: June __, 2026

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Attorney for the Districts