

BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 4-8

CONSOLIDATED ANNUAL REPORT FOR FISCAL YEAR 2024

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan (the "**Service Plan**") for Brighton Crossing Metropolitan District Nos. 5-8 (the "**Districts**"), the Districts are required to provide an annual report to the City of Brighton (the "**City**") with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2024, the Districts make the following report:

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

New boundaries have been established in October 2024 for Districts No. 6 and No. 8. A new map is being developed and will be filed upon completion.

2. Copy of the Districts' budget resolutions for the current year and any budget amendments from the prior year.

Copies of the Districts' 2025 budget resolutions are attached hereto as **Exhibit A-1**. Copies of Resolutions to Amend 2024 Budget for District Nos. 4 and 6 are attached hereto as **Exhibit A-2**.

3. Copy of the Districts' rules and regulations, if any, as of December 31 of the prior year.

The Districts did not adopt any rules and regulations as of December 31, 2024.

4. Copy of any Resolutions or Fee Schedules adopted by any District relating to the imposition of Fees, Public Improvement fees, or Special Assessments by any District.

The Districts did not adopt any new Resolutions or Fee Schedules related to the imposition of Fees, Public Improvement fees, or Special Assessments as of December 31, 2024.

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

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' Public Improvements as of December 31, 2024.

6. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.

There were no Public Improvements constructed by the Districts in 2024.

7. A list of all Public Improvements that have been dedicated to and accepted by the City as of December 31 of the prior year.

All improvements have been constructed by the Developer.

8. A list of all Public Improvements that are owned and/or operated and maintained by any District, including identification of the standards by which the Public Improvements are required to be operated and maintained.

The Districts did not own, operate or maintain any Public Improvements in 2024.

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

There are no uncured events of default by any District, which continues beyond a ninety (90) day period, under any Debt instrument.

10. Any inability of any 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 Districts have been able to pay their obligations as they come due.

11. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

District No. 4 - On October 09, 2024, the District entered into \$31,000,000 Series 2024 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds with interest of 5.000% per annum. Interest is payable semi-annually on June 1 and December 1, commencing on December 1, 2024. Mandatory principal payments are due on December 1, commencing on December 1, 2024, with final payment due on December 1, 2042. The Series 2024 Loan is secured by (1) the Required Mill Levy, (2) that portion of the Specific Ownership Tax allocable to the Required Mill Levy, and (3) Capital fees, if

imposed, and (4) any other legally available moneys which the District determines in its sole discretion to apply as pledged revenue. Proceeds of the Series 2024 Loan were used to (1) refund Series 2017A bonds, and (2) pay the costs of issuing the Series 2024 Loan.

District No.6 - There were no alterations or revisions of the proposed schedule of Debt issuance in 2023.

12. Intergovernmental Agreements with other governmental entities, either entered into or terminated, as of December 31 of the report year.

The Districts did not enter into or terminate any agreements with other governmental entities in the report year.

13. The final assessed valuation of the Districts' for the report year.

District No. 4: \$44,477,280

District No. 5: \$4,340,540

District No. 6: \$8,056,400

District No. 7: \$13,009,230

District No. 8: \$1,337,070

14. 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.

Audit Exemption Applications for District Nos. 5, 7, and 8 are attached hereto as **Exhibit C**. The 2024 Audits for District Nos. 4 and 6 will be provided as supplements to this report when available.

EXHIBIT A-1
2024 Budget Resolutions

EXHIBIT A-2
2023 Budget Amendments

EXHIBIT B

**Resolution of the Board of Directors of Brighton Crossing MD No. 8 Concerning the
Imposition of Facilities Fee**

Exhibit C
2023 Audit Exemption Applications

