

ANNUAL REPORT FOR THE CALENDAR YEAR 2024

PRAIRIE CORNER METROPOLITAN DISTRICT

TO: Brighton City Clerk
State of Colorado

The following information and documents (attached as exhibits) are provided for calendar year 2024 pursuant to Section VI of the Service Plan of the Prairie Corner Metropolitan District (the “District”) approved by the City Council of the City of Brighton and filed with the District Court and City Clerk:

1. Boundary changes made or proposed to the District’s boundary as of December 31st.

The District had no boundary changes in 2024.

2. Intergovernmental agreements entered into or terminated:

The District did not enter or terminate any intergovernmental agreements in 2024.

3. A copy of the District’s budget resolutions for the current year and any budget amendments from the prior year.

Attached as Exhibit A is a copy of the District’s 2025 Budget Documents.

4. Final Assessed Value of Taxable Property within the District’s boundaries as of December 31, 2024.

See Exhibit A.

5. Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:

Attached as Exhibit B is a copy of the District’s 2023 audited financials.

The District’s 2024 audited financials will be forwarded to the City when available.

6. A copy of the District’s rules and regulations, if any, as of December 31st.

The District has not yet adopted any rules or regulations. Attached as Exhibit C is the District’s 2021 Declaration of Covenant, Conditions, Restrictions and Easements.

7. Copies of any resolutions or Fee schedules adopted by the District relating to the imposition of Fees, Public Improvement Fees, or Special Assessments by the District.

See Exhibit D.

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

The District is not involved in any litigation involving Public Improvements as of December 31, 2024.

9. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

All public improvements were installed and completed by December 31, 2024.

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

Public improvements have been submitted to the City for acceptance and warranty. The District is waiting for final approval and acceptance.

11. A list of all Public Improvements that are owned and/or Operated and Maintained by the District, including identification of the standards by which the Public Improvements are required to be Operated and Maintained.

Capital assets constructed by the District, including water and sewer improvements, perimeter sidewalks and street improvements, will be transferred to the City in accordance with an Intergovernmental Agreement dated September 1, 2020 by and between the District and the City. The District has constructed assets that have yet to be transferred to the City and/or operated by the District. This includes streets, parks and recreation, water, drainage and sewer and sanitation.

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

The District has no uncured events of default under any Debt instrument.

13. Any inability of the 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 District has not experienced any inability to pay its obligations as they come due, in accordance with the terms of such obligations.

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

The District issued its \$6,000,000, Limited Tax General Obligation Bonds, Series 2021A on July 13, 2021.

15. A copy of the disclosure notice required by Paragraph 3 of the Intergovernmental Agreement.

A copy of the recorded disclosure notice required by Paragraph 3 of the Intergovernmental Agreement is attached here to as Exhibit E.

Respectfully submitted this 1st day of March, 2025.

COCKREL ELA GLESNE GREHER & RUHLAND
A Professional Corporation

By



Matthew P. Ruhland
Attorney for Prairie Corner Metropolitan
District