

ASPEN PARK METROPOLITAN DISTRICT

2025 ANNUAL REPORT

Pursuant to §32-1-207(3)(c), C.R.S., Aspen Park Metropolitan District (the “**District**”) is required to provide an annual report for the preceding calendar year to the Board of County Commissioners of Jefferson County, Colorado.

For the year ending December 31, 2025, the District, to the best of its actual knowledge, makes the following report:

§32-1-207(3), C.R.S. Statutory Requirements

1. Boundary changes made.

There were no boundary changes made to the District’s boundary in 2025.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

The District did not enter into or terminate any intergovernmental agreements in 2025.

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

A copy of rules and regulations adopted by the Board are accessible at: www.aspenparkmetropolitandistrict.org.

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

To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2025.

The District received correspondence dated March 12, 2026 from Gordon Rees Scully Mansukhani, counsel for GKT Village at Aspen Park, regarding a claimed personal injury to a minor while that minor was existing the parking lot of King Soopers located at South Davis Avenue and Sutton Road in Conifer, Colorado. The District, as of the date hereof, has not been named as a party in any lawsuit regarding the claimed injury. The purpose of the letter was only to request that the District preserve any and all evidence potentially relevant to the claim.

5. The status of the construction of public improvements by the District.

The District did not construct any facilities or improvements during 2025.

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

The District did not construct any facilities or improvements in 2025. The District did not convey or dedicated any facilities or improvements to Jefferson County in 2025.

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

The District’s final assessed valuation is \$6,047,447.

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

A copy of the District's 2026 Budget is available at <https://dola.colorado.gov/>.

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.

The District's 2025 Audit is available at <https://apps.leg.co.gov/osa/lg/submissions/search>.

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

The District did not receive notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

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

There was not any inability of the District to pay its obligations as they came due under any obligation which continued beyond a ninety (90) day period.