

**COTTONWOOD THERMO METROPOLITAN DISTRICT  
COUNTY OF WELD, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2025**

Pursuant to §32-1-207(3)(c), C.R.S., and the Service Plan for Cottonwood Thermo Metropolitan District (the “District”), the District hereby submits the following annual report for the year ending December 31, 2025.

**a. Boundary changes made.**

The District boundaries did not change in 2025.

**b. Intergovernmental agreements entered into or terminated with other governmental entities.**

The District did not enter into, or terminate any IGAs in the report year.

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

There are no rules and regulations.

**d. A summary of any litigation involving public improvements owned by the District.**

We are not aware of any litigation, pending or threatened, involving public improvements owned by the District.

**e. The status of the construction of public improvements by the District.**

Construction of Public Improvements commenced during the reporting period, including water and storm drainage facilities and streets.

**f. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the City.**

No Public Improvements have been dedicated to the City as of December 31st of the report year.

**g. The final assessed valuation of the District as of December 31 of the report year.**

The assessed value for 2025 was \$8,560.

**h. A copy of the current year’s budget.**

The budget resolution for the report year is attached hereto as **Exhibit A**.

**i. 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 is currently exempted from audit pursuant to §29-1-604, C.R.S. The Audit Exemption Application for 2025 is attached hereto as **Exhibit B**.

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

The District has not received any notices of uncured events of default under any Debt instrument.

- k. **Any inability of the District to pay its obligations as they become due under any obligation which continue beyond a ninety (90) day period.**

There was no inability of the District to pay any of its obligations as they came due, in accordance with the terms of any such obligations.

EXHIBIT A

The 2026 Budget is available at this [link](#).

## EXHIBIT B

The 2025 Audit Exemption Application is available at this [link](#).