

**WELTY RIDGE METROPOLITAN DISTRICT NO. 1
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 Welty Ridge Metropolitan District No. 1 (the “District”), the District hereby submits the following annual report for the year ended December 31, 2025.

a. Description of proposed plan to construct public improvements in the next year.

At this time, the District has no plans to complete any public improvements in 2026.

b. List of construction contracts executed that year, with the names and a principal contact person for each contractor.

The District did not execute any construction contracts during the report year.

c. The name and contact information for each Director, District Manager / chief administrator, and the District's attorney.

The current District Board members are Tod Matuga and Byron Levkulich who can be contacted through legal counsel at specialdistricts@mdavislawoffice.com.

The District does not have a district manager or chief administrator.

Michael E. Davis, Esq., Attorney for the District

d. The date, place and time of regular Board meetings.

The District's regular Board meetings are held the first Thursday of May and November at 10:00 AM. All regular and special meetings shall be conducted telephonically, electronically, or by other means. No meetings shall be conducted solely at physical locations. If the Board requests that a regular or special meeting have a physical location in addition to a virtual location, that physical location shall be 1400 16th Street, Suite 320, Denver, CO 80202.

e. Copies of any agreements with the Developer in the report year.

The District did not enter into any agreements with the Developer in the report year.

f. The total acreage of property within the District.

Approximately 1 acre.

g. A list of any outstanding debt and debt payment schedules.

The District has not issued any Debt instruments, and has not received any notices of uncured events of default under any Debt instrument.

h. Boundary changes made.

There were no boundary changes made during the reporting period.

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

No Intergovernmental Agreements were entered into during the reporting period and none are anticipated at this time.

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

The District has not adopted any rules or regulations.

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

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

- l. **The status of the construction of public improvements by the District.**

No public improvements were constructed by the District during the reporting period.

- m. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the Town.**

No facilities or improvements were dedicated to the Town during 2025.

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

\$2,420

- o. **A copy of the current year's budget.**

A copy of the current year's budget is attached hereto as **Exhibit A**.

- p. **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**.

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

The District has not issued any Debt instruments, and has not received any notices of uncured events of default under any Debt instrument.

- r. **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.

- s. **Certification from the District Board that the District is in compliance with all provisions of the Service Plan.**

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof and except as otherwise expressly stated herein, the District is in full compliance with the District's Service Plan.

EXHIBIT A

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

EXHIBIT B

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