

**PIVOT DENVER METROPOLITAN DISTRICT
ANNUAL REPORT FOR REPORT YEAR 2024
ADAMS COUNTY, COLORADO**

This annual report is submitted to Adams County consistent with Section VII of the Service Plan for the Pivot Denver Metropolitan District (the “District”).

A. Boundary changes made or proposed.

During the report year of 2024, the District did not have any boundary changes.

B. Intergovernmental Agreements with other governmental bodies entered into or proposed.

During the report year of 2024, the District did not enter into or propose any intergovernmental agreements with other governmental bodies.

C. Copies of the District’s rules and regulations, effective December 31 of the prior year, if applicable.

The District does not have any rules and regulations.

D. A summary of any litigation which involves the District.

During the report year of 2024, the District was not involved in any litigation, and is not currently involved in any litigation.

E. Status of Public Improvement Construction Schedule.

As of the date of this report, all public improvements necessary to serve the property within the District consistent with the District’s Service Plan have been completed. The District is considering performing some site alterations to further separate public drives and parking between the District and the hotel property next door.

F. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.

During 2024, the district dedicated water and sanitary sewer infrastructure improvements to the North Washington Water and Sanitation District. The improvements were accepted on a preliminary basis, with final inspection and acceptance to occur upon expiration of the two-year warranty period in May 2026.

G. The assessed valuation of the District for the current year.

The assessed valuation as certified by Adams County in 2024 was \$17,207,270.

H. Current year budget including a description of the Public Improvements to be constructed in such year.

The District's 2025 budget was filed with the Division of Local Government and is available using this link: [DOLA Website](#). The District is considering performing some site alterations to further separate public drives and parking between the District and the hotel property next door.

I. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The District's 2024 Audit Report is in process. Once finalized and filed, copies of the District's 2024 Audit Report will be available through the state auditor's online portal: [State Auditor's Portal](#).

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

There was no notice of any uncured events of default by the District under any Debt instrument, which continued beyond a ninety (90) day period.

K. 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 had no inability to pay its obligations during 2024.