

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NOS. 1-4 ANNUAL REPORT FOR REPORT YEAR 2025

Pursuant to section 32-1-207(3)(c), C.R.S., The Ridge at Harmony Road Metropolitan District Nos. 1-4 (the “Districts”), hereby submit the following annual report for the year ending December 31, 2024.

1. A narrative summary of the progress of the Districts in implementing the Service Plan for the report year.

The Districts intend to continue to coordinate the construction of certain public improvements as described in the Service Plan and First Amendment to Service Plan.

2. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year.

The Districts received updates regarding the certification of completion of the public improvements for the 2nd Filing in 2019. The Developer completed construction of public improvements related to the 2nd and 3rd Subdivision filings within the Districts with final completion and certifications in 2021. There were no direct District dedications during the report year and no certifications of completion through the District in 2025. Developer continues to complete construction of improvements through and in accordance with approved development plans of the Town.

The Districts intend to continue to coordinate the construction of certain public improvements as described in the Service Plan and First Amendment to Service Plan.

3. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the Districts in the report year, the total assessed valuation of all taxable properties within the Districts as of January 1st of the report year, and the current mill levy of the Districts pledged to debt retirement in the report year.

On April 13, 2020, District No. 3 approved the issuance of Limited Tax General Obligation Bonds, Series 2020 in the amount of \$19,500,000. Information concerning the assessed valuation of the Districts and current mill levies can be found in the Districts’ 2026 budgets, as noted below.

4. Copies of developer reimbursement agreements or amendments thereto made in the applicable year.

On April 13, 2020, both an Amended and Restated Advance and Reimbursement Agreement and an Amended and Restated Funding and Reimbursement Agreement were entered between Ridge at Harmony Road Metropolitan District Nos. 1-4 and Eagle Development Company. The Agreements are on file with the Town with 2021 Annual Report. No new agreements or amendments were entered into during the report year.

5. Copies of documentation, such as acceptance letters or resolution packages, substantiating that developer reimbursement for property or services obtained by the developer on the Districts' behalf do not exceed fair market value.

None.

6. Boundary changes made.

There were no boundary changes made during the report year.

7. Intergovernmental agreements entered into or terminated with other governmental entities.

Amended and Restated Master Intergovernmental Agreement dated April 13, 2020, by and between District Nos. 1-4; and

Amended and Restated Intergovernmental Agreement dated February 25, 2019 between the Town of Windsor and District Nos. 1-4.

8. Access information to obtain copies of rules and regulations adopted by the Boards.

To request copies of any rules and regulations adopted by the Districts, contact the Districts' Manager: Centennial Consulting Group, ridge@ccgcolorado.com.

9. A summary of litigation involving public improvements owned by the Districts.

None.

10. The final assessed valuation of the Districts as of December 31 of the reporting year.

District No. 1	\$12,201,990
District No. 2	\$16,425,980
District No. 3	\$9,501,910
District No. 4	\$1,310

11. A copy of the current year's budgets.

The Districts' 2026 budgets were filed with the Division of Local Government and are available using this link: [DOLA Website](#)

12. 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 2025 Audit Exemptions for District Nos. 1 and 4 and Audits for District Nos. 2 and 3 have been granted extensions filed with the state auditor and can be found online via: [State Auditor's Portal](#)

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

None.

14. Any inability of the Districts to pay their obligations as they come due, under any obligation, which continues beyond a ninety (90) day period.

None.

15. Any other information deemed relevant by the Town Board or deemed reasonably necessary by the Town Manager

None.

Dated: August 20, 2026

**THE RIDGE AT HARMONY ROAD
METROPOLITAN DISTRICT NOS. 1-4**

/s/ Lori Williams
Lori Williams, Management for the District

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5(3).