

**2025 ANNUAL REPORT
THIRD CREEK METROPOLITAN DISTRICT NO. 2**

As required by Section 32-1-207(3)(c), C.R.S., Section 13-4001 of the Municipal Code of the City of Commerce City, and Section 7 of the District's Service Plan, the following report of the activities of Third Creek Metropolitan District No. 2 (the "**District**") from January 1, 2025 to December 31, 2025 is hereby submitted.

- A. Boundary changes made: None.
- B. Intergovernmental Agreements entered into, proposed, or terminated: None.
- Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules or regulations as of December 31, 2025. In the event the District adopts rules or regulations in the future, such documents may be accessed at the offices of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, CO 80202, (303) 779-5710, <https://www.thirdcreekmd2.com/>.
- C. Summary of litigation involving the District's public improvements: To our knowledge, there was no litigation involving the Public Improvements as of December 31, 2025.
- D. Status of the District's construction of public improvements: Design work for construction of certain regional Public Improvements serving the project commenced in 2022. Construction on certain regional Public Improvements commenced in 2024 and continued through 2025.
- E. Conveyances or dedications of facilities or improvements, constructed by the District, the City of Commerce City or Adams County: The District did not dedicate any facilities or improvements as of December 31, 2025.
- F. Final assessed valuation of the District for the report year: \$1,575,510.00.
- G. Current year's budget including a description of the Public Improvements to be constructed in such year: A copy of the District's 2026 budget can be found at <https://thirdcreekmd2.specialdistrict.org/files/a5c29af13/00+B1+TCMD2+-+Final+Budget+2026.pdf>. * For accessibility purposes, this is a conforming alternate version of the Annual Report.
- Construction on certain regional Public Improvements commenced in 2024 and continued through 2025.
- H. Audited financial statements for the reporting year (or application for exemption from audit): The 2024 Audit can be found at <https://thirdcreekmd2.specialdistrict.org/files/41e439e16/TCMD2+Final+Audit+FS+Report+2024.pdf>. *For accessibility purposes, this is a conforming alternate version of the Annual Report.

As of the date of filing this Annual Report, the 2025 audited financial statements are not available. Once available, the District will provide a copy of its audited

financial statements for the year ending December 31, 2025.

- I. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- J. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.
- K. A narrative summary of the progress of the District in implementing its service plan for the report year: The District has commenced construction of regional Public Improvements.
- L. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the district in development of improvements in the report year: A copy of the District's 2026 budget can be found at <https://thirdcreekmd2.specialdistrict.org/files/a5c29af13/00+B1+TCMD2+-+Final+Budget+2026.pdf>. * For accessibility purposes, this is a conforming alternate version of the Annual Report.
- M. Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of the district at the end of the report year, including the amount of outstanding debt, the amount and terms of any new district debt issued in the report year, the total assessed valuation of all taxable property within the district's boundaries as of January 1 of the report year and the current total district mill levy pledged to debt retirement in the report year: The District's debt as of December 31, 2025 is summarized below:

General Operating Advances: \$326,330

Capital-related Advances: \$8,651,204

Capital Pledge Agreement securing Limited Tax General Obligation Bonds Series 2022A-1 issued by Third Creek Metropolitan District No. 1 in the amount of \$22,610,000 and Limited Tax General Obligation Convertible Capital

Appreciation Bonds Series 2022A-2 in the amount of \$2,285,000

Mill Levy pursuant to Capital Pledge Agreement: 59.371

Assessed Valuation: \$1,575,510

- N. The names and contact information of the current directors on the district's board, any district manager, and the attorney for the district:

Directors:

Jennifer Thornbloom, Kent Pedersen, Brian Stockton, Debra Hessler

CliftonLarsonAllen LLP

2001 16th Street, Suite 1700

Denver, CO 80202

303-779-5710

District Manager:

Lisa Johnson
CliftonLarsonAllen LLP
2001 16th Street, Suite 1700
Denver, CO 80202
303-779-5710

Attorney:

Suzanne M. Meintzer, Esq.
McGeady Becher Cortese Williams P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203
303-592-4380

- O. The District's current office address, phone number, email address and any website address:

CliftonLarsonAllen LLP
2001 16th Street, Suite 1700
Denver, CO 80202
303-779-5710
alexander.clem@claconnect.com
<https://www.thirdcreekmd2.com/>