

2025 ANNUAL REPORT
PRAIRIE POINT METROPOLITAN DISTRICT NO. 1 (FORMERLY KNOWN AS
KINGS POINT METROPOLITAN DISTRICT NO. 1)

As required by Section 32-1-207(3)(c), C.R.S. and Section VIII of the District's Service Plan, the following report of the activities of Prairie Point Metropolitan District No. 1 (the "**District**") from January 1, 2025 to December 31, 2025 is hereby submitted.

An Order Granting Petition of Name Change of Kings Point Metropolitan District No. 1 to Prairie Point Metropolitan District No. 1 was granted by the District Court, Arapahoe County, Colorado, on April 27, 2022.

A. Boundary changes made: A copy of the updated boundary map is attached hereto as **Exhibit A**. The following boundary changes were made in 2025:

- Recorded Order for Exclusion, see Reception No. E5051052 of the Arapahoe County Clerk and Recorder Real Property Records (5.786 acres).
- Recorded Order for Inclusion, see Reception No. E5019476 of the Arapahoe County Clerk and Recorder Real Property Records (46.937 acres).
- Recorded Order for Exclusion, see Reception No. E5031477 of the Arapahoe County Clerk and Recorder Real Property Records (407.204 acres).
- Recorded Order for Inclusion, see Reception No. E5032370 of the Arapahoe County Clerk and Recorder Real Property Records (402.677 acres).

B. Intergovernmental Agreements entered into or terminated:

1. The District entered into a Community Authority Board Establishment Agreement ("CABEA") between the Kings Point Metropolitan District Nos. 1-3 and The Kings Point Community Authority Board on September 16, 2021. A First Amended and Restated CABEA was entered into, effective June 6, 2022, due to the name change of the Districts and the Community Authority Board from Kings Point to Prairie Point. A Second Amended and Restated CABEA was entered into, effective August 3, 2023. A Third Amended and Restated CABEA was entered into, effective May 2, 2024. A Fourth Amended and Restated CABEA was entered into, effective May 15, 2025.
2. The District entered into a Prairie Point Community Amenities Maintenance Authority Establishment Agreement (the "CAMA-EA") between the District, Prairie Point Metropolitan District No. 2, and Prairie

Point Metropolitan District No. 3 effective as of July 8, 2024. The Amended and Restated CAMA-EA was entered into on December 5, 2024. This agreement was subsequently terminated as of September 4, 2025.

3. The District entered into a Termination of 2024 Inclusion Agreement, between the District, Prairie Point Community Authority Board, and Clayton Properties Group, Inc., terminating the Inclusion Agreement by and among such parties dated July 8, 2024, terminated as of April 3, 2025.
- C. Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules and regulations as of December 31, 2025. In the event the District adopts such in the future, they may be accessed on the District's website, <https://www.prairiepointmdsco.gov/>, or at the offices of the District Manager, c/o CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700 Denver, CO 80202.
- D. Summary of litigation involving the District's public improvements: The District was not involved in any litigation in 2025.
- E. Status of the District's construction of public improvements: As of December 31, 2025, the Prairie Point Community Authority Board, on the District's behalf, has begun construction of capital improvements categorized as Streets, Water, Sanitary Sewer and Parks and Recreation facilities.
- F. Conveyances or dedications of facilities or improvements, constructed by the District, to the City: There have been no facilities or improvements dedicated to and accepted by the City as of December 31, 2025.
- G. Final assessed valuation of the District for the report year: \$23,349.
- H. Current year's budget: A copy of the District's 2026 budget can be found [HERE](#). *For accessibility purposes, this is a conforming alternate version of the Annual Report.
- I. Audited financial statements for the reporting year (or application for exemption from audit): The District is currently exempt from audit, pursuant to Section 29-1-604, C.R.S. A copy of the 2025 Application for Exemption from Audit can be found [HERE](#). *For accessibility purposes, this is a conforming alternate version of the Annual Report.
- J. 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.
- K. 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.