

CIMARRON METROPOLITAN DISTRICT
CITY OF ARVADA, COLORADO
2025 ANNUAL REPORT

City Clerk
City of Arvada, Colorado
via Email

County Clerk and Recorder
Jefferson County, Colorado
via Email

Office of the State Auditor,
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government,
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

Pursuant to 32-1-207(3)(c)(I), C.R.S., the Cimarron Metropolitan District (the “**District**”) is required to submit an annual report (the “**Report**”) for the preceding calendar year no later than October 1 of each year to the City of Arvada, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, the County Clerk and Recorder; the Report must also be posted on the District’s website, if applicable.

For the year ending December 31, 2025, the District makes the following report:

1. **Boundary changes made:**

There were no boundary changes during the report year.

Intergovernmental agreements entered into or terminated:

There were no Intergovernmental Agreements entered into or terminated during the report year.

2. **Access information to obtain a copy of the Rules and Regulations:**

The District had not adopted rules and regulations as of December 31, 2025.

3. **A summary of any litigation involving public improvements by the District:**

Attached as Exhibit A is a summary of litigation involving public improvements.

4. **Status of the construction of public improvements by the District:**

Tract A-6

The District completed all slope remediation work on this tract prior to the end of 2023. The District also followed up with post completion monitoring of the slopes

through December of 2025. No additional monitoring has been required on this site beyond that date. This project has been fully completed.

Tract A-4

On August 1, 2023, it was brought to the attention of the District that evidence of diminished slope stability was manifesting on Candelas Filing No. 1, Block 18, Tract A-4. This information was brought to the attention of the District through CTL Thompson, a geotechnical engineering firm that has worked for the District and also for various home builders at Candelas. After a brief examination of the site and at the recommendations of CTL Thompson, the District took emergency measures to begin slope monitoring and slope mitigation. The District engaged various engineering consultants and contractors to design and implement recommended slope stability measures. Those measures include the construction of a drainage system and a large anchor tieback system. These improvements were substantially complete. By April 2024 at which time the District began to monitor the slope stability for a period of one year. During the course of 2025, some shallow ground movement was detected by CTL Thompson on one of the inclinometers. The readings were suspicious based on the direction of the movement, so at the recommendation of CTL Thompson, the District replaced this inclinometer in the Summer of 2026 and is continuing to monitor the slope. The District has also worked with the Vauxmont board representative to complete various punch list items associated with this Tract.

5. List of facilities or improvements constructed by the District that were conveyed to the City:

There were no facilities or improvements constructed by the District that were conveyed to the City during fiscal year 2025.

6. Final Assessed Value of Taxable Property within the District's boundaries as of December 31, 2025:

The 2025 total net assessed value of taxable property within the boundaries of the District is \$7,345.

7. Current annual budget of the District:

Attached as Exhibit B is a copy of the District's Budget for the current fiscal year 2026.

8. Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:

Attached as Exhibit C is a copy of the District's 2025 Audit.

9. **Notice of any uncured defaults:**

No notice of any uncured default was issued during the report year.

10. **The District's inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:**

To the best of our actual knowledge, the District has been able to pay its obligations as they come due during the report year.

Respectfully submitted this 23rd day of September, 2026.

CIMARRON METROPOLITAN DISTRICT

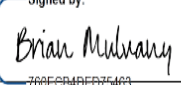
By:  Signed by:
768F6B4DE075403...
Chair

EXHIBIT A

Summary of Litigation

Cimarron Metropolitan District v. Remington Homes at Candelas LLC, et al., Case No. 2022CV31406, District Court, County of Jefferson, State of Colorado.

Plaintiff Cimarron Metropolitan District (the “District”) sued Remington Homes at Candelas, LLC (“Remington”) and homeowners Mohammad Nazir Safi, Shukira Husna Safi, (together, the “Safis”), Kelli A. Clark, and Scott D. Clark (together, the “Clarks”) for damages related to the subsidence issues on Tract A-6 of the Candelas property. Defendants Safis and Clarks asserted counterclaims against the District. The parties settled the dispute and dismissed the lawsuit in June 2025.

EXHIBIT B

2026 Budget

EXHIBIT C

2025 Audit