

CIMARRON METROPOLITAN DISTRICT
CITY OF ARVADA, COLORADO
2024 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, 2024, 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, 2024.

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 began investigating reports of slope stability issues on Candelas Filing No. 1, Block 28, Tract A-6 in 2021. In the Spring/Summer of 2022 there was an

acceleration of land movement on the open space tract. This activity led the District to undertake emergency slope stabilization measures based on the recommendation of the District's geotechnical engineer. These measures included the installation of a slope buttress at the bottom of the slope and were successful in mitigating slope movement on this site. In the ensuing months from the Summer of 2022 to the Fall of 2023, the District worked with various consultants and the City of Arvada to monitor the slope movement and develop a permanent design for slope stabilization on this site. In the Fall of 2023, the District engaged Coggins and Sons to install a tieback anchor system on tract A-6 as a part of that permanent solution. This measure was completed prior to the end of 2023. In 2024, the District completed the reconstruction of a storm drain system that was displaced by the slope movement. Additionally, the regrading and construction of a new retaining wall system was completed along with revegetation measures. All of the slope remediation work was completed by mid-August 2024. The District has continued to monitor the slope stability and will continue to do so for a period of one year based on recommendations of the geotechnical engineer.

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 2014 at which time the District began to monitor the slope stability for a period of one year.

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 2024.

6. Final Assessed Value of Taxable Property within the District's boundaries as of December 31, 2024:

The 2024 total assessed value of taxable property within the boundaries of the District is \$6,666.

7. Current annual budget of the District:

Attached as Exhibit B is a copy of the District's Budget for the current fiscal year 2025.

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:**

The District's audited financial statements for fiscal year 2024 will be filed with the City Clerk upon completion.

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 19th day of September, 2025.

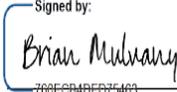
By: 
 Signed by:
 768F6B48ED75403...
 Chair

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.

Batton, Greenleaf, et. al. v. Remington Homes at Candelas, et. al., Case No. 2023CV30558, District Court, County of Jefferson, State of Colorado.

Two homeowners located downgradient from Tract A6, the Batton and Greenleaf families (“CDARA Homeowners”), filed a Complaint on April 25, 2023, seeking construction defect damages under the Colorado Construction Defect Action Reform Act against their homebuilder, Remington, and also sought the same damages against the District. In October 2023, the Court ordered the District be dismissed. On January 4, 2024, the Court denied the District’s request for attorney fees and ordered Plaintiff to pay the District’s costs.

EXHIBIT B

2025 Budget

CIMARRON METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**CIMARRON METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (79,318)	\$ (652,076)	\$ -
REVENUES			
Transfer from Vauxmont	630,275	715,000	568,000
Developer advance	1,633,968	3,690,576	590,000
Total revenues	<u>2,264,243</u>	<u>4,405,576</u>	<u>1,158,000</u>
Total funds available	<u>2,184,925</u>	<u>3,753,500</u>	<u>1,158,000</u>
EXPENDITURES			
General Fund	630,275	715,000	568,000
Capital Projects Fund	2,206,726	3,038,500	590,000
Total expenditures	<u>2,837,001</u>	<u>3,753,500</u>	<u>1,158,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,837,001</u>	<u>3,753,500</u>	<u>1,158,000</u>
ENDING FUND BALANCES	<u>\$ (652,076)</u>	<u>\$ -</u>	<u>\$ -</u>

**CIMARRON METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION			
State assessed	\$ 7,566	\$ 6,656	\$ 7,278
Vacant land	203	195	390
	7,769	6,851	7,668
Adjustments	(193)	(185)	(372)
Certified Assessed Value	\$ 7,576	\$ 6,666	\$ 7,296
 MILL LEVY			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Budgeted property taxes	\$ -	\$ -	\$ -
 BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

**CIMARRON METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Transfer from Vauxmont	630,275	715,000	568,000
Total revenues	<u>630,275</u>	<u>715,000</u>	<u>568,000</u>
Total funds available	<u>630,275</u>	<u>715,000</u>	<u>568,000</u>
EXPENDITURES			
General and administrative			
Accounting	143,203	135,000	137,500
Accounting - CSID	5,682	-	-
Auditing	7,000	8,000	8,500
Insurance	58,768	61,210	75,000
District management	119,574	200,000	142,000
Legal	134,040	270,790	150,000
Election	43,469	-	10,000
Transfers to Jefferson Center MD No. 2	118,539	40,000	45,000
Total expenditures	<u>630,275</u>	<u>715,000</u>	<u>568,000</u>
Total expenditures and transfers out requiring appropriation	<u>630,275</u>	<u>715,000</u>	<u>568,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CIMARRON METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (79,318)	\$ (652,076)	\$ -
REVENUES			
Developer advance	1,633,968	3,690,576	590,000
Total revenues	<u>1,633,968</u>	<u>3,690,576</u>	<u>590,000</u>
Total funds available	<u>1,554,650</u>	<u>3,038,500</u>	<u>590,000</u>
EXPENDITURES			
General and Administrative			
Accounting	7,968	10,000	10,000
District management	-	1,000	5,000
Legal	1,827	-	-
Legal - Slope Stability	159,694	2,500	10,000
Slope Stability	341,290	-	-
Slope Stability - Tract A4	1,158,969	1,250,000	500,000
Slope Stability - Tract A6	441,314	1,750,000	50,000
Capital outlay	95,664	25,000	15,000
Total expenditures	<u>2,206,726</u>	<u>3,038,500</u>	<u>590,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,206,726</u>	<u>3,038,500</u>	<u>590,000</u>
ENDING FUND BALANCES	<u>\$ (652,076)</u>	<u>\$ -</u>	<u>\$ -</u>

**CIMARRON METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Cimarron Metropolitan District (District) was organized on June 29, 2004. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.). The District, along with Jefferson Center Metropolitan District No. 1, Jefferson Center Metropolitan District No. 2, Vauxmont Metropolitan District, Mountain Shadows Metropolitan District, and Canyon Pines Metropolitan District (collectively, the "Districts") serve a service area which is located primarily in the City of Arvada, with some portions outside the City in unincorporated Jefferson County. The Districts were established to finance and construct water, sanitary and storm sewer, streets, limited fire protection services, park and recreation, safety protection, mosquito control, television relay and transmission and transportation facilities and services. Jefferson Center Metropolitan District No. 2 (the "Service District") is responsible for managing construction, operation and maintenance of certain regional improvements to benefit the service area as well as providing certain administrative services for the Districts. The District is responsible for providing certain funding needed to support the Service District's provision of services as well as providing for its own operations and maintenance and debt service.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Primary Revenues

Transfer from Vauxmont Metropolitan District

The District's primary revenue comes from tax revenues transferred from/by Vauxmont Metropolitan District (Vauxmont). Pursuant to a certain intergovernmental agreement entered into by the District and Vauxmont, the District will own, operate, maintain, and construct certain public improvements, and Vauxmont will contribute to the costs of construction, operation and maintenance of such public improvements. Vauxmont is obligated to pay the costs of providing such services from revenues generated from its operation and maintenance mill levy.

Developer Advance

Estimated capital expenditures in 2025 are expected to be entirely funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**CIMARRON METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Primary Expenditures

General and Administrative

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, management, insurance, and other miscellaneous expenses.

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects Fund.

Reserves

Emergency Reserve

Starting in 2022, the operating budget, with certain exceptions, was transferred to Vauxmont Metropolitan District (Vauxmont). The remaining administration costs in the District are being funded from transfers of tax revenues from Vauxmont. The emergency reserve, as required by TABOR, is provided in Vauxmont.

This information is an integral part of the accompanying budget.