

BRADBURN METROPOLITAN DISTRICT NO. 3

2025 ANNUAL REPORT TO THE CITY OF WESTMINSTER

Pursuant to §32-1-207(3)(c) and the Service Plan for Bradburn Metropolitan District No. 3 (the “**District**”), the District is required to provide an annual report with regard to the following matters:

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

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

None.

2. Intergovernmental Agreements entered into or terminated.

None.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The board has not adopted any rules or regulations.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2025.

5. Status of the construction of public improvements by the District.

The District performed repairs on alleyway concrete in 2025.

6. A list of facilities or improvements constructed by the District there were conveyed or dedicated to the county or municipality.

The District did not convey or dedicate facilities or improvements to the City of Westminster in 2025. All public improvements have been constructed and dedicated to other public entities.

7. The final assessed valuation of the District as of December 31st of the reporting year.

See **Exhibit A.**

8. A copy of the current year's budget.

A copy of the 2026 Budget is attached hereto as **Exhibit B**.

9. 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 is attached hereto as **Exhibit C**.

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

None.

11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

None.

Service Plan Requirements

Pursuant to the Consolidated Service Plan for Bradburn Metropolitan District Nos. 1, 2 and 3, as modified by the First Modification and Second Modification to the Original Consolidated Service Plan, Bradburn Metropolitan District No. 3 (the "District") reports the following information to the City of Westminster for the year ending December 31, 2025.

To the best of our actual knowledge, for the year ending December 31, 2025, the District makes the following report:

1. Boundary changes made or proposed.

There were no boundary changes made or proposed in 2025.

2. Intergovernmental Agreements with other governmental bodies entered into or proposed.

The District did not enter into any Intergovernmental Agreements in 2025.

3. Changes or proposed changes in the District's policies.

There were no changes or proposed changes in the Districts' policies in 2025.

4. Changes or proposed changes in the District's operations.

There were no changes or proposed changes in the Districts' operations in 2025.

5. Changes in the financial status of the District including revenue projections or operating costs.

Please see the District's adopted 2026 Budget, attached as **Exhibit B**.

6. A summary of any litigation which involves the District.

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2025.

7. Proposed plans for the year immediately following the year summarized in the Annual Report.

The District does not anticipate constructing any public improvements in 2026.

8. Status of Public Improvement Construction Schedule.

The District performed repairs on alleyway concrete in 2025.

9. The assessed valuation of the District in 2025 was:

\$22,424,190.

10. Submission of the next year's budget and anticipated assessed mill levy to service the general obligation debt as well as the operations and maintenance costs.

A copy of the District's 2026 budget is attached as **Exhibit B**.

EXHIBIT A
2025 Assessed Valuation

EXHIBIT B
2026 Budget

EXHIBIT C
2025 Audit