

**RESERVOIR'S EDGE METROPOLITAN DISTRICT
CITY OF LOVELAND, LARIMER COUNTY, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2025

Pursuant to the Service Plan for Reservoir's Edge Metropolitan District (the "District"), the District is required to submit an annual report to the City of Loveland (the "City").

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

1. Boundary Changes Made or Proposed. There were no boundary changes during the reporting period.
2. Intergovernmental Agreements Entered Into or Proposed. At this time, the District has not entered any IGAs.
3. Changes or Proposed Changes in the District's Policies. There were no changes to the District's policies in the reporting period.
4. Changes or Proposed Changes in the District's Operations. There were no changes to the District's operations during the reporting period.
5. Access information to obtain a copy of rules and regulations adopted by the Board.

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6. Changes in the Financial Status of the Districts. The financial status of the District, including revenue and operating costs for fiscal year 2025, are reflected in the District's adopted 2026 budget as on file with the Division of Local Government and posted to the District's website.
7. Summary of any Litigation Involving the District. None.
8. Proposed Plans for the Year Immediately Following the Year Summarized in the Annual Report. The District has no proposed plans for 2026.
9. Construction Contracts Entered Into. No construction contracts were entered into during the report year.
10. Status of Public Improvements and Construction Schedule. No public improvements were constructed by the District during the reporting period and there are no plans for construction in 2026.

11. List of all Public Improvements Constructed by the District and Dedicated and Accepted by the City. None.

12. Copies of Meeting Minutes. Only provided upon written request from the City.

SUMMARY OF FINANCIAL INFORMATION FOR 2025:

1. Assessed Value of all Taxable Property within the District's Boundaries in 2025: \$26,574.

2. Total Acreage of all Property within the District's Boundaries in 2025: 90.81 acres.

3. Audited Financial Statements: Revenues and expenditures were less than \$1,000,000 for the District during fiscal year 2025 and an application for exemption from audit will be filed by the March 31 deadline. A copy can be obtained from the [State Auditor's online portal](#).

4. Annual Budget for 2026: On file with the Division of Local Government: [Local Government Information Systems](#)

5. Resolutions re: Issuance of Debt or Other Financial Obligations, Including Relevant Financing Documents, Credit Agreements, and Official Statements: See response to No. 6 below, Debt.

6. Debt: The District does not have any issued debt and does not currently anticipate issuing debt in 2026.

7. Debt Service: None.

8. Tax Revenue for 2025: \$1,914

9. Other Revenues for 2025: \$107

10. Public Improvements Expenditures for 2025: \$0

11. Other Expenditures for 2025: \$2,600

12. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District. None.

13. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period. None.

The Annual Report and accompanying exhibits are submitted this 27th day of February, 2026.

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Esq.

Counsel for the District