

TRAILSIDE METROPOLITAN DISTRICTS NO. 6
2025 ANNUAL REPORT TO
TOWN OF TIMNATH

Pursuant to the Second Amendment to the Service Plan for Trailside Metropolitan District Nos. 1-6 (formerly known as Rendezvous Metropolitan District Nos. 1-5) (collectively, the “Districts”), the Districts are required to submit an annual report to the Town Manager’s office. Trailside Metropolitan District Nos. 1-5 have been submitted a separate report, and the below information pertains to Trailside Metropolitan District No. 6 (the “District”).

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

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

There were no boundary changes during the report year.

2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.

- Intergovernmental Agreement between Trailside Metropolitan District No. 1 and Trailside Metropolitan District No. 6 dated July 18, 2024;
- Amended and Restated Intergovernmental Agreement between the Town of Timnath and Trailside Metropolitan District Nos. 1-6 dated July 21, 2024.

3. Copies of the District’s Rules and Regulations, if any, as of December 31 of the prior year; and contact information for obtaining copies.

A Declaration of Covenants, Conditions, Restrictions, and Easements for Rendezvous Subdivision and Rendezvous Metropolitan District Nos. 1-5 is on record with the Larimer County Clerk and Recorder’s office at Reception No. 20190069112.

First Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions, and Easements for Rendezvous Subdivision and Rendezvous District Nos. 1-5, recorded with Larimer County Clerk and Recorder’s office at Reception No. 20240004929.

Contact Information to request copies of any Rules and Regulations:

District Manager: Pinnacle Consulting Group, Inc., Attn: Kevin Mitts
Ph. 970.669.3611; Email: kevinm@pcgi.com

4. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

There is no litigation, notices of claim, pending or threatened, against the District which involves the Public Improvements of which we are aware.

5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

Construction of the improvements within the boundaries of the District have been substantially completed and performed in accordance with approved development plans of the Town. Any final certifications or final acceptance, to the extent not already given will be obtained and verified by the Town or District upon final acceptance and expiration of any applicable warranty required per the development agreements with the Town.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

No facilities or improvements were dedicated to the Town by the District during the reporting year.

7. The assessed valuation of the District for the current year.

Trailside Metropolitan District No. 6: \$3,628,298

8. Current year budget including a description of the Public Improvements to be constructed in such year.

The 2026 Budget is on file with the Division of Local Government, and a copy can be obtained via [DOLA's online portal](#).

9. Audit of the District, and any entity formed by the District, and financial statements for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2025 Audit Report is in process. Once filed, the report will be available via the [State Auditor's online portal](#).

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

None.

11. Any inability of a District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

Dated: July 1, 2026

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Attorney for the District