

**VALLEY CLUB POINTE METROPOLITAN DISTRICT  
2024 ANNUAL REPORT  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO**

Pursuant to Section 32-2-207(3)(c), C.R.S., the Valley Club Pointe Metropolitan District (the “District”) is required to submit an Annual Report (“Annual Report”) to the City Manager’s Office and the Clerk of Arapahoe County, Colorado no later than October 1<sup>st</sup> of each year. The District hereby submits the following Annual Report for the year ending December 31, 2024 (the “Reporting Year”).

**1. Boundary changes made or proposed to the District’s boundaries as of the Reporting Year.**

There were no boundary changes made or proposed to the District's boundaries during the Reporting Year.

**2. Intergovernmental agreements with other governmental entities entered into, terminated, or proposed as of the Reporting Year.**

The District did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

**3. Copies of the District’s rules and regulations, if any, adopted by the Board as of the Reporting Year.**

The District did not adopt any rules or regulations during the Reporting Year. To request copies of any rules and regulations adopted by the District, contact the District’s legal counsel: Spencer Fane LLP, Attn: Lisa K. Mayers, 303-839-3800, [District's General Counsel's Email Address](#).

**4. A summary of any litigation which involves the District’s public improvements for the Reporting Year.**

There is no litigation or notices of claim asserted against the District which involve the District’s public improvements, pending or threatened, of which the District is aware for the Reporting Year.

**5. The status of the District’s construction of the public improvements as of the Reporting Year.**

The District’s construction of public improvements as anticipated in the District’s Service Plan dated August 20, 2004, as amended by that First Amendment to the Service Plan dated July 6, 2010, is complete.

**6. A list of all facilities or improvements constructed by the District that were conveyed, dedicated to, and accepted by the City as of the Reporting Year.**

No facilities or improvements constructed by the District were dedicated to or accepted by the City of Centennial during the Reporting Year.

**7. The final assessed valuation of the District as of December 31 of the Reporting Year.**

The District's final assessed valuation for the Reporting Year: \$9,569,610.

**8. Current year's (2025) budget including a description of public improvements to be constructed in the current year.**

The District's 2025 budget was filed with the Division of Local Government and is available through the [Division of Local Government's Website](#).

**9. A copy of the District's audited financial statements for the Reporting Year, 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 District's 2024 audit exemption submission is available through the Colorado State Auditor's online portal: [State Auditor's Portal](#).

**10. Notice of any uncured events of default by the District, existing for more than ninety (90) days under any debt instrument of the District.**

The District has not had any uncured events of default during the Reporting Year.

**11. Any inability of the 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.**

The District has had no inability to pay its obligations during the Reporting Year.

The foregoing Annual Report is submitted by the undersigned, on behalf of the Valley Club Pointe Metropolitan District, dated this 22<sup>nd</sup> day of September, 2025.

/s/ Lisa K. Mayers

Lisa K. Mayers, Counsel for the District

*This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5(3).*