

**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 9
2025 ANNUAL REPORT
TO THE TOWN OF FREDERICK,
WELD COUNTY, COLORADO**

Pursuant to Section VII of the Service Plan (“Service Plan”) of The Shores on Plum Creek Metropolitan District No. 9 (the “District”) and pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an Annual Report (“Annual Report”) to the Town of Frederick, Weld County no later than September 1st of each year. The District submits the following information relating to significant events of the District through December 31, 2025 (the “Reporting Year”).

1. A narrative summary of the progress of the District in implementing its Service Plan for the Reporting Year.

The Service Plan for The Shores on Plum Creek Metropolitan District Nos. 1-5 was approved by the Town of Frederick on March 27, 2018. A First Amendment to the Service Plan for The Shores on Plum Creek Metropolitan District Nos. 1-10 was approved on December 11, 2018, and a Second Amendment to the Service Plan was approved on April 14, 2020.

No significant improvements were constructed during the Reporting Year.

2. Except when exemption from audit has been granted for the Reporting Year under Local Government Audit Law, the audited financial statements of the District for the Reporting Year including a statement of financial condition (i.e., balance sheet) as of December 31st of the Reporting Year and the statement of operations (i.e., revenues and expenditures) for the Reporting Year. If exempt from audit, the District shall provide a copy of the request for exemption and the State’s approval for the exemption.

District No. 9 filed an application for exemption from audit for the Reporting Year with the Colorado State Auditor’s Office. A copy can be obtained through the [Colorado State Auditor's Online Portal](#).

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public improvements in the Reporting Year, as well as any public improvements proposed to be undertaken in the five (5) years following the Reporting Year.

The District did not incur any capital expenditures for public improvements during the Reporting Year. An estimate of all future improvements and expenditures are outlined as an exhibit to the Service Plan on file with the Town of Frederick.

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the Reporting Year, including the amount of outstanding debt, the amount and terms of any new debt issued in the Reporting Year, the amount of payment or retirement of existing debt of the District in the Reporting Year, the total assessed valuation of all taxable properties within the

District as of January 1st of the Reporting Year and the current mill levy of the District pledged to debt retirement in the Reporting Year.

As of December 31, 2025, the District report is as follows:

a. Amount of outstanding bonded indebtedness of the District:

None.

b. The amount of payment or retirement of debt of the District in the Reporting Year:

None.

c. The final assessed valuation of the taxable properties within the District for the current year (2026):

The Shores on Plum Creek MD No. 9: \$189,990

d. Current mill levy of the District pledged to debt retirement in the Reporting Year.

The District certified 0.000 mills for general operating expenses in 2025 for collection in 2026.

5. The District's budget for the calendar year (2026) in which the annual report is submitted.

The District's 2026 budget was filed with the Division of Local Government and is available on the [Division of Local Government Website](#) .

6. A summary of residential and commercial development in the District for the Reporting Year.

No significant residential or commercial development occurred during the Reporting Year.

7. A summary of all fees, rates, tolls, and charges imposed by the District as of January 1st of the Reporting Year.

There were no fees, charges, or assessments imposed by the District as of January 1, 2025.

8. Certification of the Board that no action, event or condition enumerated in Section 14.4 of the Town Land Use Code (Material Modification) has occurred in the Reporting Year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by the Town Board.

A Second Amendment to the Service Plan was approved by the Town on April 14, 2020. No increase in capital costs or increase in debt authorization requested by the Second

Amendment, only an expansion of the future inclusion area. No actions, events, or conditions occurred during the Reporting Year.

9. Boundary changes made or proposed to the District boundaries as of December 31 of the Reporting Year.

No boundary changes were made or proposed during the Reporting Year.

10. Intergovernmental agreements with other governmental entities, either entered into, terminated, or proposed, as of December 31st of the Reporting Year.

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

11. Copies of each District's rules and regulations, if any as of December 31st of the Reporting Year.

The District did not adopt rules and regulations during the Reporting Year.

12. A summary of any litigation which involves the District's improvements as of December 31st of the Reporting Year.

There is no litigation or notices of claim, pending or threatened, against the District of which the District is aware.

13. Status of the District's construction of the improvements as of December 31st of the Reporting Year.

No improvements were constructed by the District during the Reporting Year.

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

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

15. 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.

16. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31st of the Reporting Year.

No facilities or improvements were dedicated to the Town of Frederick during the Reporting Year.

17. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

The names, business address, and telephone numbers of the Board members, president and general counsel for the District and the place and time for meetings are attached hereto as **EXHIBIT A.**

The foregoing Annual Report and accompanying exhibits are submitted by the undersigned, on behalf of The Shores on Plum Creek Metropolitan District No. 9, dated this 28th day of August 2026.

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Counsel to 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).

EXHIBIT A

District Officials Contact Information

The names, business address and telephone number of the Board members, president, and general counsel for the District and the place and time for meetings are as follows:

Board of Directors for District Nos. 1-8 and 10:

Craig Cheney	Term Expires: May 2029
Phone:	(303) 641-7675
Address:	1580 County Road 20.5 Longmont, Colorado 80504
Office:	Secretary/Treasurer
 Jon P. File	 Term Expires: May 2029
Phone:	(303) 570-9798
Address:	1163 Oakhurst Drive Broomfield, Colorado 80020
Office:	Vice President/Assistant Secretary
 Pamela Cheney	 Term Expires: May 2027
Phone:	(720) 989-6003
Address:	1580 County Road 20.5 Longmont, Colorado 80504
Office:	Vice President/Assistant Secretary
 Kenneth L. Schell	 Term Expires: May 2029
Phone:	(303) 507-9492
Address:	833 Highway 52 Erie, Colorado 80516
Office:	President
 Judith A. Schell	 Term Expires: May 2027
Phone:	(303) 828-3339
Address:	833 Highway 52 Erie, Colorado 80516
Office:	Vice President/Assistant Secretary

District General Counsel:

Spencer Fane LLP:	David S. O'Leary, Esq.
Address:	1700 Lincoln Street, Suite 2000

Phone: Denver, Colorado 80203
(303) 839-3800
Email: [District General Counsel's Email Address](#)

District Manager:

CliftonLarsonAllen LLP: Natalie Herschberg
Address: 2001 16th Street, Suite 1700
Denver, CO 80202
Phone: (303) 253-7803
Email: [District Manager's Email Address](#)

Place and Time for Meetings of the District:

The Board does not hold regular meetings, and schedules special meetings as needed. The meetings are held virtually and/or at the offices of CliftonLarsonAllen LLP.

District Website:

[The Shores on Plum Creek MD No. 9 - Website](#)