

GREENWOOD CONSOLIDATED METROPOLITAN DISTRICT ANNUAL REPORT FOR REPORT YEAR 2025

Pursuant to section 32-1-207(3)(c), C.R.S., Greenwood Consolidated Metropolitan District (the “District”), hereby submits the following annual report for the year ending December 31, 2024.

1. Boundary changes made.

In 2025 one property was excluded from the District. The residential portions of The Avant apartments located at 6333 Greenwood Plaza Boulevard was excluded, the non-residential portion of the property remains in the District.

2. Intergovernmental agreements entered into or terminated with other governmental entities.

SPIN Micromobility Services Agreement between the District and the City of Centennial regarding micromobility services in the District was entered into.

3. Access information to obtain copies of rules and regulations adopted by the Board.

To request copies of any rules and regulations adopted by the District, contact the District’s legal counsel: Spencer Fane LLP, Attn: Tom George, 1700 Lincoln Street, Ste. 2000, Denver, CO 80203; 303-839-3800; tgeorge@spencerfane.com;

OR

The District manager: Shea Properties, Attn: Rebecca Tejada, 8351 E. Belleview Ave., Denver, CO 80237; 303-773-1700; rebecca.tejada@sheaproperties.com.

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

None.

5. The status of the construction of the public improvements by the District.

The District is generally fully built-out. There were no new improvements constructed by the District during the report year.

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

There were no facilities or improvements conveyed or dedicated to the City of Greenwood Village, the City of Centennial, or Arapahoe County during the report year.

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

The final assessed valuations for the District in 2025:

North Area: \$91,549,690

South Area: \$359,447,883
Village Center Outer Ring Subdistrict: \$130,700,862
Total Assessed Value: \$581,698,435

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

The District's 2026 budget was filed with the Division of Local Government and is available using this link: [DOLA Website](#)

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 District's 2025 Audit Report was filed with the State Auditor and is available through the state auditor's online portal: [State Auditor's Portal](#)

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.

Dated: September 11, 2026

GREENWOOD CONSOLIDATED
METROPOLITAN DISTRICT

/s/ Rebecca Tejada
Rebecca Tejada, General Manager

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).