

**LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7  
ANNUAL REPORT FOR REPORT YEAR 2023**

Pursuant to section 32-1-207(3)(c), C.R.S., Lorson Ranch Metropolitan District Nos. 1-7 (the “Districts”), hereby submit the following annual report for the year ending December 31, 2023.

**1. Boundary changes made.**

There were no boundary changes during the report year.

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

January 27, 2005 District Facilities Construction and Service Agreement between District No. 1 (Service District) and District Nos. 2-7 (Financing Districts).

May 19, 2023 Intergovernmental Agreement between District No. 1 and District No. 2 regarding the allocation of excess pledged revenues from the District No. 2 2016 bonds to District No. 1 to be applied to the District No. 1 2012 bonds..

No other IGAs were entered into or terminated during the report year.

**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 Districts, contact the Districts’ manager: The Landhuis Co., Attn: Chasity McMorrow, [cmcmorrow@landhuisco.com](mailto:cmcmorrow@landhuisco.com); 212 N Wahtsatch Ave., Ste. 301, Colorado Springs, CO 80903; 720-635-3200.

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

None.

**5. The status of the construction of the public improvements by the Districts.**

District Nos. 1, 2, 3 and 4 are fully built-out. District 5 and 6 are under construction and all public improvements within those Districts being constructed by the Developer are being constructed in accordance with approved development plans with the County. Additional certifications are anticipated in 2024 for District No. 6, but initial acceptance is pending.

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

No facilities or improvements within the Districts were completed and certified and dedicated to the County or the District as appropriate. Landscaping, open space and any

pocket parks were dedicated to the District for ongoing operations and maintenance as well. Initial acceptance from the County and the District were received and final acceptance is pending final acceptance and the end of any applicable warranty periods from the Developer. Any remaining improvements to be constructed will be constructed in accordance with approved development plans of the County.

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

District No. 1: \$26,800  
District No. 2: \$23,852,560  
District No. 3: \$38,224,200  
District No. 4: \$34,572,290  
District No. 5: \$86,400  
District No. 6: \$17,941,750  
District No. 7: \$578,700

**8. A copy of the current year's budgets.**

The Districts' 2024 budgets were filed with the Division of Local Government and are 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.**

Districts 5, 6 and 7 filed a 2023 Audit Exemptions and Districts 1, 2, 3 & 4 will file Audit Reports for 2023, which are/will be 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 Districts.**

None.

**11. Any inability of the Districts to pay their obligations as they come due, under any obligation, which continues beyond a ninety (90) day period.**

None.

Dated: September 9, 2024

LORSON RANCH METROPOLITAN DISTRICT  
NOS. 1-7  
/s/ David O'Leary  
David O'Leary, Counsel for the Districts

*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).*