

**DEER CREEK VILLAS METROPOLITAN DISTRICT
2025 ANNUAL REPORT
JEFFERSON COUNTY, COLORADO**

Pursuant to Section VII C. of the Service Plan of the Deer Creek Villas Metropolitan District (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 County Administrator’s Office no later than August 1st of each year. The District hereby submits the following Annual Report for the year ending December 31, 2025 (the “Reporting Year”).

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

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

2. Intergovernmental agreements with other governmental entities, either 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 proposed or terminated.

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

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

4. A summary of any litigation involving the District’s public improvements owned by the District as of the Reporting Year.

There are no litigation or notices of claim, pending or threatened, which involves public improvements, against the District of which the District is aware of as of the Reporting Year.

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

The District’s public improvements, including the construction of streets, water, sewer, stormwater, and park and recreation facilities, have now been completed by the developer/builder in accordance with County land use approvals. While a few remaining improvements are awaiting formal acceptance by the District, all required public improvements have been fully constructed.

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

The District did not dedicate any public improvements to the county or municipality during the Reporting Year.

7. The final assessed valuation of the District for the current year (2026) and the Reporting Year (2025).

The District's assessed valuation for the current year (2026): \$5,228,649.

The District's assessed valuation for the Reporting Year (2025): \$3,694,755.

8. Current year (2026) District's budget including a description of the public improvements to be constructed in such Reporting Year.

The District's 2026 budget was filed with the Division of Local Government and is available at the [Division of Local Government 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 is in process, once finalized and filed, it will be available through the Colorado 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.

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, under any obligation, which continues 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 Deer Creek Villas Metropolitan District, dated this day 28th of July 2026.

SPENCER FANE LLP

/s/ Laura S. Heinrich

Laura S. Heinrich, 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).