

FIRST CREEK VILLAGE METROPOLITAN DISTRICT 2025 ANNUAL REPORT

Pursuant to Section 32-1-207(3)(c), C.R.S., the First Creek Village Metropolitan District (the “District”) is required to provide an Annual Report (“Annual Report”) to the City and County of Denver no later than October 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 December 31 of the Reporting Year.

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

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

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. Access information to obtain copies of rules and regulations 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 Email Address](#).

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

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

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

The District did not construct any public improvements during the Reporting Year. All public improvements described in the Service Plan are substantially complete.

6. A list of all facilities or improvements constructed by the District that have been dedicated to and accepted by the City as of the Reporting Year.

The District did not dedicate any public improvements to the City of Denver during the Reporting Year.

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

Current year (2026) assessed valuation: \$19,163,770

Reporting Year (2025) assessed valuation: \$17,102,690

8. A copy of the current year's (2026) budget including a description of the public improvements to be constructed in such year.

The District's 2026 budget was filed with the Division of Local Government and is available through 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, copies of the report will be available through the State Auditor's website: [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 had 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 First Creek Village Metropolitan District, dated this 1st day of October 2026.

SPENCER FANE LLP

/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).