

**BERKELEY VILLAS METROPOLITAN DISTRICT
2025 ANNUAL REPORT**

Pursuant to section 32-1-207(3)(c), C.R.S., Berkeley Villas Metropolitan District (the “District”), hereby submits the following annual report for the year ending December 31, 2025 (the “Reporting Year”).

1. Boundary changes made.

The District was formed in 2025 by Order and Decree of the Adams County District Court which was recorded with the Clerk and Recorder of Adams County on June 3, 2025 at reception no. 2025000032019.

There have been no boundary changes since formation.

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

No intergovernmental agreements have been entered into as of the date of this report.

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: David O’Leary, Tel. 303-839-3800, doleary@spencerfane.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.

There has been no development in the District.

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

No facilities or improvements were conveyed or dedicated to the County or Town during the report year.

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

The 2025 final assessed valuation: \$340,120.00.

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 Exemption 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: July 9, 2026

SPENCER FANE LLP

/s/ David O'Leary

David O'Leary, 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).