

VISTA WEST METROPOLITAN DISTRICT

2025 ANNUAL REPORT TO THE TOWN OF KEENESBURG

Pursuant to the Service Plan for Vista West Metropolitan District (the “District”), the District is required to submit an annual report to the Town of Keenesburg, that shall include, but not be limited to, the information on the progress of the District and implementation of the Service Plan.

For the year ending December 31, 2025, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

No boundary changes were made or proposed during the reporting year.

2. Access information for copies of the District’s Rules and Regulations, if any, as of December 31 of the prior year.

The District has not adopted rules or regulations as of the date of this report.

District Contact Information: Spencer Fane LLP, Attn: David O’Leary,
1700 Lincoln Street, Ste. 2000, Denver, CO 80203
doleary@spencerfane.com

3. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

There is no litigation, notices of claim, pending or threatened, against the District of which we are aware.

4. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

Construction of public improvements has been completed by the Developer.

5. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

All improvements have been granted final acceptance by the Town.

6. Notice of any uncured events of default by any of the District, which continue beyond a ninety (90) day period, under any Debt instrument.

None.

7. Any inability of a District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

8. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

None.

9. Audit of the District, and any entity formed by one or more of the District, and financial statements for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

An audit will be filed by the statutory deadline and a copy can be obtained from the Auditor's online portal: [State Auditor Online Portal](#).

10. The assessed valuation of the District for the current year.

The current assessed valuation of the District is \$981,570.

11. Current year budget.

The 2026 Budget is on file with the Division of Local Government and a copy can be obtained via [DOLA's online portal](#).

12. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.

The District has an Intergovernmental Agreement with the Town of Keenesburg dated August 12, 2022.

Dated: June 30, 2026

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Attorney for the District