

SUMMERFIELD NORTH METROPOLITAN DISTRICT

2025 ANNUAL REPORT TO THE TOWN OF KEENESBURG

Pursuant to the Service Plan for Summerfield North 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.

On December 15, 2025, the court granted an Order for Inclusion of the following property: Lots 1-4, Block 1 and Lots 1-4, Block 2, Amended Final Plat, Summerfield North Subdivision, recorded November 21, 2024 at reception no. 4996054, Town of Keenesburg, Weld County, Colorado.

There were no other boundary changes during 2025.

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 by the Developer has begun and will be completed according to approved development plans. No improvements were dedicated to the District during the reporting period.

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 to date have been granted conditional 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 application for exemption from audit was filed, and accepted, as the revenues and expenditures were less than \$750,000 in 2025. A copy of the exemption can be obtained from the [State Auditor's online portal](#).

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

The current assessed valuation of the District is \$6,290.

11. Current year budget.

The 2026 Budget for the District is on file with the Division of Local Government and a copy can be obtained from the [DOLA 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