

**PEAKVIEW METROPOLITAN DISTRICT NOS. 1-4  
ANNUAL REPORT FOR REPORT YEAR 2024**

Pursuant to section 32-1-207(3)(c), C.R.S., Peakview Metropolitan District Nos. 1-4 (the “Districts”), hereby submit the following annual report for the year ending December 31, 2024.

**1. Boundary changes made.**

There were no boundary changes during the report year.

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

District Nos. 1-4 and the City of Evans entered into an Intergovernmental Agreement dated December 4, 2018.

District Nos. 1, 3 & 4 entered into an Amended and Restated Master Intergovernmental Agreement dated December 6, 2021.

There are no other intergovernmental agreements at this time.

**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, 303-839-3800, [doleary@spencerfane.com](mailto: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.**

Construction will be completed in accordance with the Districts’ Service Plan. No public improvements have been constructed at this time.

**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 dedicated to the City during the report year.

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

District 1 - \$0  
District 2 - \$4,570  
District 3 - \$36,230

District 4 - \$16,830

**8. A copy of the current year's budget.**

The District's 2025 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.**

Exemptions from audit were filed and accepted for all four Districts for 2024 and copies can be obtained from 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: August 28, 2025

PEAKVIEW METROPOLITAN DISTRICT  
NOS. 1-4

/s/ David S. O'Leary  
David S. 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).*