

**HOMESTEAD RANCH METROPOLITAN DISTRICT NOS. 1-4
TOWN OF FIRESTONE, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2025

Pursuant to section 32-1-207(3)(c), C.R.S., and the Consolidated Service Plan for the Homestead Ranch Metropolitan District Nos. 1-4 (the “Districts”), the Districts are required to provide an annual report to the Town of Firestone, Colorado (the “Town”).

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

1. Boundary changes made or proposed to the Districts’ boundary as of December 31 of the prior year. **There have been no boundary changes for the report year.**

2. Copies of the Districts’ rules and regulations, if any, as of December 31 of the prior year. **There have been no rules and regulation changes for the report year.**

3. Access information to obtain a copy of rules and regulations adopted by the Board.

Legal Counsel: Spencer Fane LLP
Attn: David O’Leary
Email: doleary@spencerfane.com.

District Manager: Landhuis Brokerage & Management Co.
Attn: Chasity McMorrow
Email: cmcmorrow@landhuisco.com

4. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year. **To the best of our knowledge and belief there have been no claims or litigation involving the public improvements or the Districts for the report year.**

5. Status of the Districts’ construction of the Public Improvements as of December 31 of the prior year. **There has been no construction of Public Improvements for the report year. The Developer will continue to construct improvements in accordance with approved plans of the Town.**

6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town or other service provider providing service to the property in the Districts, as of December 31 of the prior year. **There has been no dedication of improvements constructed by the Districts for the report year.**

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

District No. 1: \$20
District No. 2: \$85,420
District No. 3: \$1,414,560
District No. 4: \$436,690

1. A copy of the current year's budget. **The Districts' 2026 Budgets are on file with the Division of Local Government: [Local Government Information Systems](#)**

8.

2. 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. **Revenues and expenditures were less than \$750,000 for the Districts during fiscal year 2025 and applications for exemption from audit have been filed with the State Auditor, copies can be obtained from the [State Auditor's online portal](#).**

9. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument. **N/A.**

10. Any inability of the Districts to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period. **N/A.**

Respectfully submitted this 22nd day of April, 2026.

/s/ David S. O'Leary _____

David S. O'Leary, Counsel for the District