

**EASTERN HILLS METROPOLITAN DISTRICT
NO. 10**

2025 ANNUAL REPORT

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Pursuant to §32-1-207(3)(c) and the Amended and Restated Service Plan for Eastern Hills Metropolitan District No. 10 (the “**District**”), the District is required to provide an annual report to the City of Aurora with regard to the following matters:

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

Service Plan Requirements

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

The District was granted an Order for Inclusion of property on March 26, 2025 and recorded on March 27, 2025 at Reception #: E5020903.

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

The District entered into a First Amendment to the Intergovernmental District Facilities Construction and Service Agreement on June 4, 2025 by and among Eastern Hills Metropolitan District Nos. 9, 10, 11, 21, 22 and 23.

- 3. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.**

As of December 31, 2025, the District had not adopted any rules and regulations.

- 4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.**

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2025.

- 5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.**

As of December 31, 2025, no public improvements have been constructed by the District.

- 6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**

As of December 31, 2025, no facilities or improvements constructed by the District have been dedicated to and accepted by the City.

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

The 2025 assessed valuation is \$52,557,418.

8. Current year's budget including a description of the Public Improvements to be constructed in such year.

A copy of the 2026 Budget is attached hereto as **Exhibit A**. The District does not plan to construct any public improvements in 2026.

9. Audit of the District's 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.

The 2025 Audit is not yet complete and will be filed as a supplemental report upon completion.

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

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

11. Any inability of the 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.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

The District was granted an Order for Inclusion of property on March 26, 2025 and recorded on March 27, 2025 at Reception #: E5020903.

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

The District entered into a First Amendment to the Intergovernmental District Facilities Construction and Service Agreement on June 4, 2025 by and among Eastern Hills Metropolitan District Nos. 9, 10, 11, 21, 22 and 23.

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

As of December 31, 2025, the District had not adopted any rules and regulations.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2025.

5. The status of the construction of public improvements by the District.

As of December 31, 2025, no public improvements have been constructed by the District.

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

As of December 31, 2025, no facilities or improvements constructed by the District have been conveyed or dedicated to the City.

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

The 2025 final assessed valuation is \$52,557,418.

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

A copy of the 2026 Budget is attached hereto as **Exhibit A**.

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 2025 Audit is not yet complete and will be filed as a supplemental report upon completion.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

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.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A
2026 Budget

EASTERN HILLS METROPOLITAN DISTRICT NO. 10
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Eastern Hills Metropolitan District No. 10.

The Eastern Hills Metropolitan District No. 10 has adopted three separate funds, a General Fund, to provide for the payment of general operating and maintenance expenditures; a Capital Projects Fund to provide for issuance of bonds; and a Debt Service Fund to provide for payments on the general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary source of revenue for the district in 2026 will be property taxes from the imposition of a 51.035 mill levy on property within the district for 2026, all of which will be dedicated to the Debt Service Fund. 1.000 mills of the 51.035 mills are restricted for regional improvements per an intergovernmental agreement with the City of Aurora.

Eastern Hills Metropolitan District No. 10
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	5,407,914	5,407,914	5,407,914	-
Ownership taxes	-	540,791	144,120	540,791	-
Interest income	-	-	177	200	-
Total revenues	-	5,948,705	5,552,211	5,948,905	-
Total funds available	-	5,948,705	5,552,211	5,948,905	-
Expenditures:					
Accounting	-	5,000	-	-	-
District engineer	-	2,000	-	-	-
Insurance	-	3,000	-	-	-
Legal	-	20,000	-	-	-
Miscellaneous	-	500	-	-	-
Transfer to D9	-	-	46,626	5,867,786	-
Treasurer's fees	-	81,119	81,119	81,119	-
Capital improvements	-	5,817,586	-	-	-
Contingency	-	18,585	-	-	-
Emergency reserve	-	915	-	-	-
Total expenditures	-	5,948,705	127,745	5,948,905	-
Ending fund balance	\$ -	\$ -	\$ 5,424,466	\$ -	\$ -
Assessed value		\$ 90,131,906	\$ -		\$ 52,557,418
Mill levy		60.000	-		-
ARI mill levy					

Eastern Hills Metropolitan District No. 10
Adopted Budget
Capital Project Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 14,088,720
Revenues:					
Bond proceeds	-	10,500,000	13,557,000	18,903,000	-
Total revenues	-	10,500,000	13,557,000	18,903,000	-
Total funds available	-	10,500,000	13,557,000	18,903,000	14,088,720
Expenditures:					
Issuance costs	-	520,000	698,380	698,380	-
Transfer to Debt Service	-	2,800,000	2,115,900	2,115,900	-
Project costs	-	7,180,000	-	2,000,000	14,088,720
Total expenditures	-	10,500,000	2,814,280	4,814,280	14,088,720
Ending fund balance	\$ -	\$ -	\$ 10,742,720	\$ 14,088,720	\$ -

Eastern Hills Metropolitan District No. 10
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 1,692,625
Revenues:					
Property taxes	-	-	-	-	2,629,710
Ownership taxes	-	-	-	-	262,971
Property taxes	-	-	-	-	52,557
Ownership taxes	-	-	-	-	5,256
Transfer from Capital Project	-	2,800,000	2,115,900	2,115,900	-
Total revenues	-	2,800,000	2,115,900	2,115,900	2,950,494
Total funds available	-	2,800,000	2,115,900	2,115,900	4,643,119
Expenditures:					
Bond interest	-	525,000	-	423,275	860,438
ARI mill levy	-	-	-	-	57,025
Treasurer's fees	-	-	-	-	39,446
Treasurer's fees ARI	-	-	-	-	788
Trustee fees	-	-	-	-	10,000
Total expenditures	-	525,000	-	423,275	967,697
Ending fund balance	\$ -	\$ 2,275,000	\$ 2,115,900	\$ 1,692,625	\$ 3,675,422
Assessed value		\$ 90,131,906	\$ -		\$ 52,557,418
Mill levy		-	-		50.035
ARI mill levy					1.000
Total levy		60.000	-		51.035