

**VALENTIA COURT METROPOLITAN DISTRICT
ANNUAL REPORT
TO
ARAPAHOE COUNTY**

FISCAL YEAR ENDING DECEMBER 31, 2025

I. ANNUAL REPORT REQUIREMENT

Pursuant to Section VI of the Service Plan for the Valentia Court Metropolitan District (the “District”), and Sections 32-1-207(3)(c)(I) and (II), C.R.S., the District is required to provide an annual report to Arapahoe County by May 1st for the preceding fiscal year.

II. FOR THE YEAR ENDING DECEMBER 31, 2025, THE DISTRICT MAKES THE FOLLOWING REPORT:

A. Boundary changes made or proposed.

There were no changes made to the District’s boundaries in 2025, nor are any changes proposed.

B. Intergovernmental Agreements entered into or terminated.

None.

C. Changes or proposed changes in the District’s policies.

There were no changes made to the District’s policies in 2025, nor are any changes proposed.

D. Changes or proposed changes in the District’s operations.

There were no changes to the District’s operations in 2025, nor are any changes proposed.

The current Board of Directors is as follows:

| <u>Board of Directors</u> | <u>Term Expiration</u> |
|---------------------------|------------------------|
| Scott Alpert | May 2027 |
| Rachel LeSage | May 2027 |
| Brian Alpert | May 2029 |
| Michael Alpert | May 2029 |
| Herbert W. Caldwell, Jr. | May 2029 |

- E. Any changes in the financial status of the District including revenue projections, or operating costs.

In 2025 the District refinanced outstanding Promissory Notes to Developer entities with a private placement Bond.

*The revenue projections and operating costs of the District are found in the District's 2026 Budget, which is attached hereto as **Exhibit A**.*

- F. Summary of any litigation and notices of claim involving the District.

There is no litigation of which we are aware currently pending or anticipated against the District.

- G. Proposed construction plans for the year 2025.

The public infrastructure was completed in 2017 and accepted by the District for financing purposes only in 2018. The public infrastructure has been accepted for ownership, operations, and maintenance by the entities depicted on the chart under Section I, below.

- H. Status of District's public improvement construction schedule:

Complete.

- I. A list of all facilities and improvements constructed or acquired by the District, and, if they have been dedicated, the name of the entity to which they have been dedicated.

| <u>Facility</u> | <u>Description</u> | <u>Ownership</u> |
|----------------------------|--|---|
| Public Street Improvements | South Valentia Street | Arapahoe County |
| Water Main | On-site main | Cherry Creek Valley Water and Sanitation District |
| Sanitary Sewer Main | On-site main | Cherry Creek Valley Water and Sanitation District |
| Storm Sewer | On-Site Storm Sewer and South Valentia Street Drainage | SEMSWA and HOA |
| Park and Recreation | Park and Landscaping Facilities | HOA |

- J. A schedule of all fees, charges, and assessments imposed in any report year and proposed to be imposed in the following year, and the revenues raised or proposed to be raised therefrom.

The District has not imposed any fees, charges or assessments to date. The District's primary source of revenue is from ad valorem taxes, as shown on the attached 2026 Budget.

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

The District has not adopted Rules and Regulations. District documents are available on its website: www.valentiacourtmd.org

- L. The final assessed valuation of the special district as of December 31 of the reporting year.

The 2026 assessed valuation of the District is \$6,839,247. The District certified mill levies of 6.368 mills for the General Fund and 57.312 for the Debt Service mill levy for collection in 2026.

- M. The current budget of the District.

*The adopted Budget for fiscal year 2026 is attached as **Exhibit A**.*

- N. 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 District will file its 2025 audit report by the statutory deadline. A copy will be provided upon request, or may be downloaded from the State Auditor's online portal: <https://apps.leg.co.gov/osa/lg/submissions/search>

- O. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

The District is not in default on any debt instrument.

- P. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

None.

Respectfully submitted this 29th day of April, 2026.

FRITSCHÉ LAW LLC


By 
Joan M. Fritsche
Attorney for the District

EXHIBIT A
2026 BUDGET
ATTACHED

VALENTIA COURT METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the 2026 adopted budget for Valentia Court Metropolitan District.

Valentia Court Metropolitan District has adopted budgets for two funds, a General Fund to provide for the payment of general operating expenditures and transfers to the Debt Service Fund; and a Debt Service Fund to provide for payments on the outstanding debt obligations.

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 tax revenues. The district intends to impose a 63.680 mill levy on the property within the District in 2026, of which 6.368 mills will be dedicated to the General Fund and the balance of 57.312 mills will be allocated to the Debt Service Fund.

VALENTIA COURT METROPOLITAN DISTRICT
ADOPTED BUDGET
GENERAL FUND
DECEMBER 31, 2026

| | ACTUAL <u>2024</u> | ADOPTED BUDGET <u>2025</u> | ACTUAL <u>8/31/25</u> | ESTIMATED <u>2025</u> | ADOPTED BUDGET <u>2026</u> |
|--------------------------|-----------------------|----------------------------------|--------------------------|--------------------------|----------------------------------|
| Beginning fund balance | \$ 58,034 | \$ 74,228 | \$ 26,039 | \$ 26,039 | \$ 2,245 |
| Revenues | | | | | |
| Property Tax | 43,200 | 43,255 | 43,220 | 43,255 | 43,552 |
| Specific Ownership Taxes | 2,546 | 2,595 | 1,549 | 2,300 | 2,613 |
| Other taxes | 725 | - | 39 | 39 | - |
| Developer advances | - | - | 500 | 500 | - |
| Interest Income | <u>6,041</u> | <u>2,500</u> | <u>5,481</u> | <u>8,200</u> | <u>10,980</u> |
| | <u>52,512</u> | <u>48,350</u> | <u>50,789</u> | <u>54,294</u> | <u>57,145</u> |
| Expenditures | | | | | |
| Accounting/Audit | 1,785 | 6,000 | 425 | 1,000 | 10,000 |
| Election | - | 7,800 | - | - | 1,500 |
| Insurance | 4,897 | 3,500 | 339 | 339 | 3,500 |
| Legal | 7,151 | 10,000 | 7,017 | 10,500 | 10,000 |
| Treasurer Fee | 659 | 649 | 649 | 649 | 653 |
| Miscellaneous | 22 | 3,000 | 368 | 600 | 3,042 |
| Transfer to Debt Service | 69,993 | 80,000 | - | 65,000 | 20,000 |
| Contingency | - | 10,701 | - | - | 9,834 |
| Emergency Reserve | <u>-</u> | <u>928</u> | <u>-</u> | <u>-</u> | <u>861</u> |
| | <u>84,507</u> | <u>122,578</u> | <u>8,798</u> | <u>78,088</u> | <u>59,390</u> |
| Ending fund balance | <u>\$ 26,039</u> | <u>\$ -</u> | <u>\$ 68,030</u> | <u>\$ 2,245</u> | <u>\$ -</u> |
| ASSESSED VALUATION | <u>\$ 7,278,691</u> | <u>\$ 7,282,056</u> | | | <u>\$ 6,839,247</u> |
| MILL LEVY | <u>5.940</u> | <u>5.940</u> | | | <u>6.368</u> |

VALENTIA COURT METROPOLITAN DISTRICT
ADOPTED BUDGET
DEBT SERVICE FUND
DECEMBER 31, 2026

| | ACTUAL <u>2024</u> | ADOPTED BUDGET <u>2025</u> | ACTUAL <u>8/31/25</u> | ESTIMATED <u>2025</u> | ADOPTED BUDGET <u>2026</u> |
|--------------------------------|-----------------------|----------------------------------|--------------------------|--------------------------|----------------------------------|
| Beginning fund balance | \$ 3,622 | \$ - | \$ - | \$ - | \$ - |
| Revenues | | | | | |
| Property Tax | 432,017 | 389,314 | 388,995 | 389,314 | 391,971 |
| Specific Ownership Taxes | 25,456 | 23,359 | 13,937 | 20,900 | 23,518 |
| Other taxes | 398 | - | 359 | 359 | - |
| Transfer from the General Fund | 69,993 | 80,000 | - | 65,000 | 20,000 |
| Bond proceeds | - | - | 2,174,000 | 2,174,000 | - |
| Developer advances | - | - | - | 97,946 | - |
| Interest Income | - | - | - | - | 26,816 |
| | <u>527,864</u> | <u>492,673</u> | <u>2,577,291</u> | <u>2,747,519</u> | <u>462,305</u> |
| Expenditures | | | | | |
| Note Interest | 152,400 | 150,000 | 32,610 | 32,610 | - |
| Note Principal | 372,600 | 336,832 | 336,890 | 336,890 | - |
| Repayment of developer note | - | - | 2,174,000 | 2,174,000 | - |
| Interest expense | - | - | - | 100,232 | 455,046 |
| Bond issuance costs | - | - | - | 97,946 | - |
| Paying agent fees | - | - | - | - | 1,379 |
| Treasurer Fee | 6,486 | 5,840 | 5,841 | 5,841 | 5,880 |
| | <u>531,486</u> | <u>492,672</u> | <u>2,549,341</u> | <u>2,747,519</u> | <u>462,305</u> |
| Ending fund balance | <u>\$ -</u> | <u>\$ 1</u> | <u>\$ 27,950</u> | <u>\$ -</u> | <u>\$ -</u> |
| ASSESSED VALUATION | <u>\$ 7,278,691</u> | <u>\$ 7,282,056</u> | | | <u>\$ 6,839,247</u> |
| MILL LEVY | <u>59.402</u> | <u>53.462</u> | | | <u>57.312</u> |
| TOTAL MILL LEVY | <u>65.342</u> | <u>59.402</u> | | | <u>63.680</u> |