

**PIKES PEAK HEIGHTS METROPOLITAN DISTRICT
ANNUAL REPORT FOR REPORT YEAR 2024
COLORADO SPRINGS, EL PASO COUNTY, COLORADO**

This annual report is submitted to El Paso County and the City of Colorado Springs consistent with Section VII of the Service Plan for Pikes Peak Heights Metropolitan District (the “District”).

A. Boundary changes made or proposed during the reporting year.

During the report year of 2024, the Board of Directors did not make or propose any changes to the boundaries of the District.

B. Intergovernmental Agreements with other governmental bodies entered into or proposed during the reporting year.

The District did not enter into any Intergovernmental Agreements during 2024.

C. Copies of the Districts’ rules and regulations during the reporting year.

During the report year of 2024, the District did not adopt any rules and regulations.

D. Summary of any litigation involving the District’s Public Improvements.

During the report year of 2024, the District was not involved in any litigation regarding its Public Improvements.

E. Status of Construction of Public Improvements during the reporting year.

During the report year of 2024, the District did not construct any Public Improvements.

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

During the report year of 2024, the District did not dedicate facilities or improvements to the City.

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

The assessed valuation of the District is \$4,847,980

H. Current Year Budget including a description of Public Improvements to be constructed during 2025.

The District’s 2025 Budget was filed with the Division of Local Government and are available using this link: [DOLA Website](#).

I. Audit of District Financials for the 2024 reporting year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2024 Audit Exemption was filed with the state auditor and available through the online portal: [State Auditor's Portal](#).

J. Notice of any uncured events of noncompliance by the District under any debt instrument which continues beyond a 90-day period.

During the report year of 2024, the District did not have an event of noncompliance.

K. Any inability of District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

During the report year of 2024, the District has not had an inability to pay its obligations.

L. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.

During the report year of 2024, no Certifications have been issued.

The foregoing Annual Report and accompanying exhibits are submitted this 1st day of August, 2025.

/s/ Nicole R. Peykov

Nicole R. Peykov, Counsel for the District