

**TAILHOLT METROPOLITAN DISTRICT NOS. 1-3
ANNUAL REPORT FOR REPORT YEAR 2025**

Pursuant to section 32-1-207(3)(c), C.R.S., Tailholt Metropolitan District Nos. 1-3 (the “Districts”), hereby submit the following annual report for the year ending December 31, 2025.

1. Boundary changes made.

There were no boundary changes made during the report year.

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

An Intergovernmental Agreement between Tailholt Metropolitan District Nos. 1-3 was entered on January 12, 2016.

The Districts entered into an Intergovernmental Agreement and a Subdivision Improvement Agreement with the Town of Severance in June of 2016.

There are no other intergovernmental agreements at this time.

3. Access information to obtain copies of rules and regulations adopted by the Boards.

To request copies of any rules and regulations adopted by the Districts, contact the Districts’ manager: Guy Johnson, 970.488.2823, manager@tailholtdistrict.com.

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

None.

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

No public improvements were constructed by the Districts in 2025 and there are no plans for the construction of public improvements in 2026 by the Districts. The Developer continues to construct improvements in accordance with approved development plans with the Town.

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

Phase I and II improvements that have been completed have been dedicated in accordance with approved development plans. Letters of acceptance from the Town are on file with the Town. Additional improvements

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

Tailholt Metropolitan District No. 1	\$71,720
Tailholt Metropolitan District No. 2	\$265,040
Tailholt Metropolitan District No. 3	\$14,229,360

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

The Districts' 2026 budgets were filed with the Division of Local Government and are 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.

The 2025 Audit Reports for Districts 1 and 3, and 2025 Audit Exemption for District 2 were filed with the state auditor and can be found online via: [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 10, 2026

TAILHOLT METROPOLITAN DISTRICT
NOS. 1-3

/s/ David O'Leary
David 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).