

MORNINGVIEW METROPOLITAN DISTRICT

2025 ANNUAL REPORT TO CITY OF COLORADO SPRINGS

Pursuant to the Service Plan for Morningview Metropolitan District the District is required to submit an annual report to the Director of the City's Budget Department.

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

1. Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed during the reporting year.

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

None.

3. Access Information for the District's Rules and Regulations, if any, as of December 31 of the prior year.

Declaration of Covenants, Conditions and Restrictions for Morningview were recorded with the El Paso County Clerk and Recorder's office on November 14, 2013. The Covenants are public record and can be found online or by request to the Clerk and Recorder's office.

District Manager: The Landhuis Company
Attn: Chasity McMorro
E-mail: cmcmorrow@landhuisco.com

District Legal Counsel: Spencer Fane LLP
Attn: David O'Leary
E-mail: doleary@spencerfane.com

4. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

There is no litigation, notices of claim, pending or threatened, against the District of which we are aware.

5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

No new public improvements have been constructed or acquired by the District during the reporting period.

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.

No facilities or improvements were dedicated to the City during the reporting year.

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

The final certification of valuation for 2025: \$2,619,230

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

The District's 2026 Budget is on file with the Division of Local Government: [Local Government Information Systems](#). No public improvements are planned to be constructed at this time.

9. Audit of the District, and any entity formed by one or more of the District, and 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.

Revenues and expenditures for the District were less than \$750,000 in 2025, and an exemption from audit for the report year was filed and granted in accordance with state law. A can be obtained from the [State Auditor's online portal](#).

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

None.

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.

None.

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

A copy of the Certificate of the External Financial Consultant prepared on February 28, 2017 by George K. Baum & Company was attached to the previously filed Annual Reports. There have been no changes.

Dated: June 24, 2026

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Attorney for the District