800 HOYT METROPOLTIAN DISTRICT
ANNUAL REPORT
(YEAR ENDING DECEMBER 31, 2025)

Pursuant to Section 32-1-207(3), C.R.S., and Section VI.1 of the Service Plan, the District hereby submits the following information and attachments.

A. **Board of Directors.** A list of the District Board of Directors, General Counsel and District Accountant:

Directors: Michelle Nienkerk, President
Term: 2025-2029, appointed in 2024
c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
(303) 839-3800

Robert Scott Caldwell, Secretary
Term: 2025-2029, elected 2025
c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
(303) 839-3800

Vacancies
Term: 2023-2027
Term: 2023-2027
Term: 2023-2027

General Counsel/District Manager: Spencer Fane LLP
Attn: Nicole R. Peykov
1700 Lincoln Street, Suite 2000
Denver, CO 80203
(303) 839-3800

District Accountant: Simmons & Wheeler, PC
Attn: Diane Wheeler
304 Inverness Way South, Suite 490
Englewood, CO 80112

The Board of Directors schedules special meetings as needed. Special meetings are held virtually or at the offices of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203. Meeting information can be found on the District's website: https://www.800hoytmd.com/

B. **District Boundaries.** There were no boundary changes made during 2025. A letter to the Division of Local Government, and the City and County of Broomfield Assessor and Clerk

and Recorder, dated December 5, 2025, confirming the same can be found on the Division of Local Government website: https://dola.colorado.gov/dlg_lgis_ui_pu/

C. **Intergovernmental Agreements.** The District did not enter into any intergovernmental agreements during 2025.

D. **The District's Policies and Operations.** As of December 31, 2025, the District has not adopted any formal rules, regulations, policies or procedures. The District's website is: https://www.800hoytmd.com/

E. **Litigation.** To our knowledge, the District is not party to any litigation.

F. **Construction of Public Improvements**. The following public improvements were made by the District in 2025: None.

G. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.** None.

H. **Financial Information.**

1. Budget: A copy of the District's 2025 Budget can be found on the Division of Local Government website: https://dola.colorado.gov/dlg_lgis_ui_pu/ and the District website: https://www.800hoytmd.com/

2. Debt: The District obtained a Special Revenue and Tax Support Advancing Improvement Loan, Series 2020 in an amount not to exceed $6,000,000 on August 4, 2020.

3. Audits: The 2025 audit can be found on the State Auditor website: https://apps.leg.co.gov/osa/lg and the District website: https://www.800hoytmd.com/

4. Current Assessed Value: The Assessed Valuation for 2024 was $3,092,612.00.

5. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period. None.

6. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District. None.

The foregoing Annual Report and accompanying exhibits are submitted this 30th day of September 2026.

/s/ *Nicole Peykov*
Nicole Peykov, Counsel for the District