EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM

1.	Name of District:	Rock Creek Metropolitan District
2.	Report for Calendar Year:	2025
3.	Contact Information	Nicole Peykov Spencer Fane LLP 1700 Lincoln Street, Ste. 2000 Denver, CO 80203 (303) 839-3800 npeykov@spencerfane.com
4.	Meeting Information	Information about District meetings can be found on the District's website: www.rockcreekmd.com/
5.	Type of District/Unique Representational Issues (if any)	The District is a single conventional Title 32 Metropolitan District. All property owners within the boundaries of the District who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the District and are eligible to run for Director positions when these positions become open.
6.	Authorized Purposes of the District	The Service Plan authorizes all permissible purposes as allowed under Colorado Revised Statutes Title 32 except the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable fire district. For additional details, please contact the District's contact person listed above.
7.	Active Purposes of the District	Proposed design, construction and completion of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water, sanitary sewer, and park and recreation improvements.
8.	Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	 a. 53.778 mills b. 10.755 mills c. none d. 64.533 mills
9.	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Sample Calculation of Mill Levy for Residential Property: $300,000 Actual Value x 6.70% assessment rate = $20,100 assessed value Property tax: $20,100 assessed / divide by 1,000 (mill levy applies to every $1,000 in value) x 60.000 mills = $1,206 in annual property tax, or $100.50 per month on a 12-month basis. Sample Metropolitan District Mill Levy Calculation for a Commercial Property: $300,000 x 25% = $75,000 (Assessed Value) $75,000 / divide by 1,000 x 60.000 mills = $4,500 in annual property tax, or $375 per month on a 12-month basis.
10.	Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there	

was a change in state statutes or Board of County Commissioners approvals) a. Debt Service b. Operational c. Other d. Total	 a. 50 Mills (as may be adjusted) b. 10 Mills (as may be adjusted) c. 5 Mills (as may be adjusted) d. 65 Mills (as may be adjusted)
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	Assumptions: See Assumptions in #9 above.
12. Current Outstanding Debt of the District (as of the end of year of this report)	The District issued $6,110,000 in Series 2021A-1 Limited Tax General Obligation Bonds and $3,432,000 in Series 2021A-2 Special Revenue Bonds, totaling $9,542,000.
13. Total voter-authorized debt of the District (including current debt)	$34,000,000 for each public improvement category. Some or all of this amount may be issued by an affirmative vote of the Board of Directors in the future without the necessity of a district-wide vote, provided such amount does not exceed the service plan debt authorization.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	The District anticipates issuing any debt in the coming year.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	The District constructed infrastructure in 2025 and anticipates construction of public improvements to continue in 2026.
16. Summary of major property exclusion or inclusion activities in the past year.	Properties were included and excluded from the District's boundaries. See inclusion order and exclusion order attached, **Exhibit A**.
ADDITIONAL ANNUAL REPORTING REQUIREMENTS PURSUANT TO C.R.S. 32-1-207(3)(C)	
17. Intergovernmental agreements entered into or terminated with other governmental entities.	During the report year of 2025, the District did not enter into or terminate any intergovernmental agreements
18. Access information to obtain a copy of rules and regulations adopted by the Board.	During the report year of 2025, District did not adopt any rules and regulations.
19. A summary of litigation involving public improvements owned by the District.	During the report year of 2025, the District was not involved in litigation.
20. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	During the report year of 2025, the District constructed public improvements that will be conveyed to other governmental entities.
21. The final assessed valuation of the District as of December 31 of the reporting year; and Copy of current year's budget.	$510,680; The 2026 Budget is available on the DOLA website.
22. 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 Report is in process and will be available on the State Auditor's website when it is completed.
23. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.	N/A
24. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.	N/A

Reminder:

A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.

B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Nicole Peykov, General Counsel

Name and Title of Respondent

Nicole Peykov 2/28/2026

Signature of Respondent Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to: El Paso County
Clerk and Recorder

Attention: Clerk to the Board
P.O. Box 2007
Colorado Springs, Colorado 80901-2007

****NOTE:** As per C.R.S. Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

County Treasurer - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907
DOCID: DOCPROPERTY DOCXDOCID DMS=FileSystem Format=<<NAME>> DATE