ICENOGLE SEAVER POGUE

June 26, 2026

Board of County Commissioners
Douglas County
100 Third Street
Castle Rock, CO 80104
(*Via E-Mail: bocc@douglasco.gov*)

State of Colorado
Office of the State Auditor
1525 Sherman St., 7th Floor
Denver, CO 80203
(*Via E-Filing*)

Division of Local Government
1570 Grant Street, Suite 2020
Denver, CO 80203
(Via E-Filing)

Douglas County Clerk & Recorder
301 Wilcox Street
Castle Rock, CO 80104
(Via E-Mail: clerk@douglasco.gov)

Re: Highfield Metropolitan District - Filing of 2026 Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2026 Annual Report for Highfield Metropolitan District.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Abigail Meyer

Abigail J. Meyer

HIGHFIELD METROPOLITAN DISTRICT

2026 ANNUAL REPORT

Pursuant to Section VII of the Service Plan for Highfield Metropolitan District (the "District"), the District is required to submit an annual report to Douglas County (the "County") that includes certain information and documentation as described in the Service Plan. Information and documentation provided in Section A of this Annual Report satisfies the annual report requirement set forth in the Service Plan for the Report Year.[1]

Pursuant to Section 32-1-207(3)(c), C.R.S. of the Special District Act, the District is required to submit certain information and documentation in an annual report for the preceding calendar year to the County, the Division of Local Government, the State Auditor, and the Douglas County Clerk and Recorder. Information and documentation provided in Section B of this Annual Report satisfies the Special District Act annual report requirement for the Report Year.

A. SERVICE PLAN – ANNUAL REPORT REQUIREMENT

I. District Description – General Information

a. Board members, officers' titles, and terms.

Board Member	Office	Term Ending
Stephanie Stewart	President	May 2029
Thomas Bradbury Jr.	Secretary	May 2029
Hugh Smith	Treasurer	May 2027
Michael Stefanski	Assistant Secretary	May 2027
VACANT		May 2029

b. Changes in board membership in past year.

The District held an election on May 6, 2025 (the "Election"). At the Election, Directors Thomas Bradbury Jr. and Stephanie Stewart were reelected by acclamation to the Board. There remains one vacancy on the District's Board of Directors.

c. Name and address for official District contact.

Hugh Smith
Bradbury Properties
5050 S. Syracuse St., Ste. 785
Denver, CO 80237
(303) 708-1105

d. Elections past year and their purpose.

[1] For activities completed June 1, 2025 through June 1, 2026, and with information about prospective years.

An election for director terms ending in 2025 was held on May 6, 2025.

II. Boundary changes for the report year and proposed changes for the coming year.

No boundary changes occurred in the Report Year. No boundary changes are proposed for the coming year at this time.

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements.

1. List of intergovernmental agreements

a. Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool

Contracting Parties:	Highfield Metropolitan District Members of the Colorado Special Districts Property and Liability Pool
Execution Date:	January 27, 2011
Subject Matter:	Intergovernmental agreement to participate in self-insurance pool for property, liability, and/or workers' compensation coverages
Expiration Date:	Upon termination of coverage

2. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts.

None.

3. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District.

Advance and Reimbursement and Facilities Acquisition Agreement between the Highfield Metropolitan District and Highfield Business Park, LLC, dated January 21, 2008, as amended by that certain Outstanding Advance & Reimbursement Obligation Form Number One and First Amendment to Advance and Reimbursement Agreement dated as of December 11, 2014, and that certain Outstanding Advance & Reimbursement Obligation Form Number Two and Second Amendment to Advance and Reimbursement Agreement dated as of July 23, 2019. As of December 31, 2025, no amounts were owed under this agreement.

IV. Service Plan.

a. List and description of services authorized in Service Plan.

Street and Roadway Improvements - power and authority to finance, design, construct, acquire, install, operate, maintain and provide for arterial and collector streets and roadway improvements, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Traffic and Safety Control - power and authority to finance, design, construct, acquire, install, operate, maintain and provide for traffic and safety services and facilities through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto.

Parks and Recreation – power and authority to finance, design, construct, acquire, install, operate, maintain and provide for public park and public recreation centers and other recreation facilities, services or programs, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Water – power and authority to design, finance, construct, acquire, install, operate, maintain and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission and distribution systems for domestic, irrigation and other public or private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, water rights, equipment and appurtenances incident thereto, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Sanitation and Wastewater Treatment – power and authority to finance, design, construct, acquire, install, operate, maintain, assess tap or other facilities fees, and provide for sanitary sewers and to transport wastewater to ACWWA's wastewater treatment facility.

Drainage – power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for flood and surface drainage improvements and all necessary and proper equipment and appurtenances incident thereto with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Television Relay and Translation - power and authority to design, finance, construct, acquire, install, operate, maintain and provide for television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Mosquito Control - power and authority to design, finance, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

b. List and description of facilities authorized in Service Plan.

See list in Section IV(a) above.

c. List and description of any extraterritorial services, facilities, and agreements.

Regional Sanitary Sewer Interceptor Line for ACWWA Service and Chambers/E-470 Interchange-Cost Recovery Payment as more fully described in Section V(C)(2)(a) and (c) of the District's Service Plan.

V. Development Progress.

a. Indicate the estimated year of build-out, as set forth in the Service Plan.

The estimated year of build out in the Service Plan was 2018.

b. List the services provided with the date service began compared to the date authorized by the Service Plan.

The District is providing maintenance and repair services for stormwater improvements on Tract B and for a detention pond, retaining wall and signage located on Lot 13-A, Highfield Business Park, pursuant to that certain Maintenance Easement Agreement (Lot 13-A) dated March 1, 2016 by and between the District and Highfield Building 3, LLC.

c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented.

No changes have been made to the Service Plan.

d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan.

On November 16, 2010, the District acquired the detention facility located on Tract A, Highfield Business Park, Douglas County, Colorado, and associated storm water improvements. The Tract A detention facilities were conveyed to Southeast Metro Stormwater Authority on or about November 28, 2012. On February 22, 2016, the District acquired Tract B, Highfield Business Park, 6th Amendment, Douglas

County, Colorado, and the detention facilities located thereon. On or about June 15, 2021, the District completed the widening of Compark Boulevard and related facilities, for which the District received final acceptance from the County on October 5, 2023.

e. List facilities not completed. Indicate the reason for incompletion and provide a revised schedule, if any.

All facilities have been completed.

f. List facilities currently under construction with the percentage complete and an anticipated date of completion.

There are currently no facilities under construction.

g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years.

There are no residences within the District and there is currently no population in the District. There has not been any population within the District in the past five years. The District contains only commercial development so there are no population projections available for the next five years.

h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.

Prior to June 1, 2013, Gordon Holdings completed construction of a 114,475 square foot office/industrial warehouse within the District boundaries. Prior to June 1, 2015, Applied Controls completed construction of 63,891 square feet of office/warehouse space, and Highfield Building 3, LLC completed construction of a 98,875 square foot office/warehouse space which is now owned by BC Wyatts Torch, LLC. Garvin Grounds, LLC completed 39,877 square feet of office/industrial warehouse. After June 1, 2016, Highfield Building 5, LLC completed a 101,000 square foot office/industrial warehouse building. After June 1, 2017, Highfield Building 6, LLC completed a 92,000 SF distribution warehouse building. Additionally, after June 1, 2017, Highfield Building 7, LLC completed a 115,500 SF building (primarily data center use). On May 15, 2020, construction was completed on a 202,000 square foot office/industrial warehouse which is now used by FedEx. On July 17, 2020, a 160,000 square foot building located at 8452 Highfield Parkway and a 132,000 square foot building located at 8450 Highfield Parkway were completed within the District boundaries.

i. **List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each.**

None.

VI. Financial Plan and Financial Activities.

a. **Provide a copy of the audit or exemption from the audit for the reporting year.**

A copy of the District's 2025 audited financial statements filed with the Office of the State Auditor is attached hereto as **Exhibit A**.

b. **Provide a copy of the budget, showing the reporting and previous years.**

A copy of the District's 2026 Budget, adopted by the Board of Directors of the District on November 12, 2025, is attached hereto as **Exhibit B.**

c. **Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).**

Please see the previously submitted budgets for 2021, 2021 (amended), 2022, 2023, 2024, and 2025, for information regarding revenues, expenditures, fees, tolls, mill levies, etc., of the District for the previous five years, and the 2026 budget included herewith. Please see the 2026 budget for revenues and expenditures expected in 2026, including the anticipated miscellaneous tax revenue. The District does not currently impose any fees, rates, or tolls. Besides the 2026 Budget, submitted in response to Section VI(b), no other projections are available for revenues and expenditures of the District for the next five years.

In 2021 and 2022, the District certified a mill levy of 10.000 mills for general operating expenses and 15.000 mills for general obligation bonds and interest. In 2023, the District certified a mill levy of 6.000 mills for general operating expenses and 15.000 mills for general obligation bonds and interest. In 2024, the District certified a mill levy of 3.000 mills for general operating expenses and 12.000 mills for general obligation bonds and interest. In 2025, the District certified a mill levy of 2.000 mills for general operating expenses and 12.000 mills for general obligation bonds and interest. In 2026, the District certified a mill levy of 2.000 mills for general operating expenses and 12.000 mills for general obligation bonds and interest. The Service Plan contemplated that the District would certify for general obligation bonds and interest a mill levy of 12.61 mills in 2021, 12.56 mills in 2022, 12.63 mills in 2023, 12.62 mills in 2024, 12.61 mills in 2025, and 12.63 mills in 2026. The Service Plan contemplated that the District would certify for general operating expenses a mill levy of 3.79 mills in 2021, 3.83 mills in 2022, 3.76 mills in 2023, 3.79 mills in 2024, 3.72 mills in 2025, and 3.76 mills in 2026.

d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired.

Principal Amount At Issuance: $5,785,000
Principal Amount Outstanding: $3,630,000
Highfield Metropolitan District
General Obligation Refunding Loan 2021

Please see the enclosed 2026 budget for the Schedule of Debt Service Requirements to Maturity. The proceeds of the General Obligation Refunding Loan 2021 were used to refund the District's Limited Tax General Obligation Loan 2014 originally issued in the amount of $4,250,000 and the District's Limited Tax General Obligation Loan 2019 originally issued in the amount of $2,262,382, both of which are no longer outstanding.

e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued.

Ballot Issue C:
Purpose – Reimbursing, Financing or Refinancing District's Operating Costs and Debt
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $14,000,000

Ballot Issue D:
Purpose – Storm Sewer and Drainage System
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue E:
Purpose – Potable and Non-Potable Water Systems
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $13,558,331

Ballot Issue F:
Purpose – Sanitation System
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $13,969,386

Ballot Issue G:

Purpose – Street Improvements
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $11,959,902

Ballot Issue H:

Purpose – Television Relay and Translation System
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue I:

Purpose – Traffic Safety and Protection System
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue J:

Purpose – Parks and Recreation Facilities
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue K:

Purpose – Public Transportation System
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue L:

Purpose – Mosquito and Pest Control
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

Ballot Issue M:

Purpose – Multi-Fiscal Year Intergovernmental Agreements, Contracts or Leases for Refunding, Refinancing, or Defeasing District Debt or Obligations
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $9,215,000

Ballot Issue N:

Purpose – Multi-Fiscal Year Intergovernmental Agreements for Public Improvements
Election Date – November 6, 2007
Amount of Authorized and yet Unissued Debt – $15,000,000

f. List the total amount of debt issued and outstanding as of the date of the Annual Report and compare to the maximum authorized debt level as set forth in the Service Plan.

$5,785,000
Highfield Metropolitan District
General Obligation Refunding Loan 2021

Amount currently outstanding: $3,630,000

Pursuant to the Service Plan, the District may issue up to $15,000,000 in debt.

g. Enterprises of the District.

i. Include revenues of the enterprise, showing both direct support from the District and all other sources.

There are currently no enterprises of the District.

ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations.

There are currently no enterprises of the District.

h. Detail Contractual Obligations.

See Section III above.

i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.

In 2026, the District will make interest payments in the amount of $81,675 and will make a principal payment in the amount of $575,000 for the General Obligation Refunding Loan 2021 described herein. The District has routine payments due for the loan as described in the loan documents and as indicated in the 2026 budget submitted herewith.

ii. Report any inability of the District to pay current obligations that are due within the current budget year.

The District has not had any inability to pay current obligations that are due in the current budget year.

iii. Describe any District financial obligations in default.

The District currently has no financial obligations in default.

i. Actual and Assessed Valuation History.

i. **Report the assessed valuation for the current year and for each of seven (7) years prior to current year.**

The assessed valuation for the District for 2018 was $15,564,410.

The assessed valuation for the District for 2019 was $29,536,630.

The assessed valuation for the District for 2020 was $34,140,200.

The assessed valuation for the District for 2021 was $43,432,350.

The assessed valuation for the District for 2022 was $42,702,000.

The assessed valuation for the District for 2023 was $54,370,460.

The assessed valuation for the District for 2024 was $56,484,010.

The assessed valuation for the District for 2025 was $56,139,320.

ii. **For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.**

The estimated assessed valuation set forth in the Service Plan for the District in 2018 was $48,626,478.

The estimated assessed valuation set forth in the Service Plan for the District in 2019 was $51,716,522.

The estimated assessed valuation set forth in the Service Plan for the District in 2020 was $51,716,522.

The estimated assessed valuation set forth in the Service Plan for the District in 2021 was $58,016,768.

The estimated assessed valuation set forth in the Service Plan for the District in 2022 was $58,016,768.

The estimated assessed valuation set forth in the Service Plan for the District in 2023 was $59,757,271.

The estimated assessed valuation set forth in the Service Plan for the District in 2024 was $59,757,271.

The estimated assessed valuation set forth in the Service Plan for the District in 2025 was $61,549,989.

The estimated assessed valuation set forth in the Service Plan for the District in 2026 was $61,549,989.

j. Mill Levy History.

i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance).

A mill levy of 5 mills for general operating expenses and 20 mills for general obligation bonds and interest were levied for 2019.

A mill levy of 10 mills for general operating expenses and 15 mills for general obligation bonds and interest were levied for 2020.

A mill levy of 10 mills for general operating expenses and 15 mills for general obligation bonds and interest were levied for 2021.

A mill levy of 10 mills for general operating expenses and 15 mills for general obligation bonds and interest were levied for 2022.

A mill levy of 6 mills for general operating expenses and 15 mills for general obligation bonds and interest were levied for 2023.

A mill levy of 3 mills for general operating expenses and 12 mills for general obligation bonds and interest were levied for 2024.

A mill levy of 2 mills for general operating expenses and 12 mills for general obligation bonds and interest were levied for 2025.

A mill levy of 2 mills for general operating expenses and 12 mills for general obligation bonds and interest were levied for 2026.

ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.

The Service Plan contemplates that the initial debt service mill levy will be 25 mills. The maximum total mill levy shall not exceed 50 mills. At no time will the debt service and operational levies, in combination, exceed the maximum total mill levy.

A mill levy of 4.84 mills for general operating expenses and 14.62 mills for general obligation bonds and interest were projected be levied in 2019.

A mill levy of 4.49 mills for general operating expenses and 14.60 mills for general obligation bonds and interest were projected be levied in 2020.

A mill levy of 4.27 mills for general operating expenses and 14.18 mills for general obligation bonds and interest were projected to be levied in 2021.

A mill levy of 4.31 mills for general operating expenses and 14.14 mills for general obligation bonds and interest were projected to be levied in 2022.

A mill levy of 3.88 mills for general operating expenses and 13.04 for general obligation bonds and interest were projected to be levied in 2023.

A mill levy of 3.92 mills for general operating expenses and 13.03 mills for general obligation bonds and interest were projected to be levied in 2024.

A mill levy of 3.84 mills for general operating expenses and 13.03 mills for general obligation bonds and interest were projected to be levied in 2025.

A mill levy of 3.88 mills for general operating expenses and 13.04 mills for general obligation bonds and interest were projected to be levied in 2026.

Please see Section VI.j.i above for the actual mill levies that were imposed each year.

k. Miscellaneous Taxes History.

i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other).

The miscellaneous tax revenue budgeted for the District for 2019 was:

- General Operations:
  - Property Tax: $77,822
  - Specific Ownership Tax: $7,782
- Debt Service on Taxable General Obligation Loan, Series 2014:
  - Property Tax: $311,288
  - Specific Ownership Tax: $31,129

The miscellaneous tax revenue budgeted for the District for 2020 was:

- General Operations:
  - Property Tax: $295,366
  - Specific Ownership Tax: $26,583
- Debt Service on Taxable General Obligation Loan, Series 2014 and Series 2019:
  - Property Tax: $443,049

- Specific Ownership Tax: $39,875

The miscellaneous tax revenue budgeted for the District for 2021 was:

- General Operations:
  - Property Tax: $341,402
  - Specific Ownership Tax: $27,312
- Debt Service on Taxable General Obligation Loan, Series 2014 and Series 2019:
  - Property Tax: $512,103
  - Specific Ownership Tax: $40,968

The miscellaneous tax revenue budgeted for the District for 2022 was:

- General Operations:
  - Property Tax: $434,324
  - Specific Ownership Tax: $34,746
- Debt Service on General Obligation Refunding Loan, Series 2021:
  - Property Tax: $651,485
  - Specific Ownership Tax: $52,119

The miscellaneous tax revenue budgeted for the District for 2023 was:

- General Operations:
  - Property Tax: $256,212
  - Specific Ownership Tax: $23,059
- Debt Service on General Obligation Refunding Loan, Series 2021:
  - Property Tax: $640,530
  - Specific Ownership Tax: $57,648

The miscellaneous tax revenue budgeted for the District for 2024 was:

- General Operations:
  - Property Tax: $163,111
  - Specific Ownership Tax: $14,680
- Debt Service on General Obligation Refunding Loan, Series 2021:
  - Property Tax: $652,446
  - Specific Ownership Tax: $58,720

The miscellaneous tax revenue budgeted for the District for 2025 was:

- General Operations:
  - Property Tax: $112,968
  - Specific Ownership Tax: $10,167
- Debt Service on General Obligation Refunding Loan, Series 2021:
  - Property Tax: $677,808
  - Specific Ownership Tax: $61,003

The miscellaneous tax revenue budgeted for the District for 2026 is:

- General Operations:
  - Property Tax: $112,279

    - Specific Ownership Tax: $8,421
- Debt Service on General Obligation Refunding Loan, Series 2021:
    - Property Tax: $673,672
    - Specific Ownership Tax: $50,525

ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.

The specific ownership tax projected in the Service Plan for 2019 for debt was $50,737. The specific ownership tax projected in the Service Plan in 2019 for operations was $16,790.

The specific ownership tax projected in the Service Plan for 2020 for debt was $55,089. The specific ownership tax projected in the Service Plan in 2020 for operations was $16,958.

The specific ownership tax projected in the Service Plan for 2021 for debt was $56,917. The specific ownership tax projected in the Service Plan in 2020 for operations was $17,128.

The specific ownership tax projected in the Service Plan for 2022 for debt was $56,732. The specific ownership tax projected in the Service Plan in 2022 for operations was $17,299.

The specific ownership tax projected in the Service Plan for 2023 for debt was $58,723. The specific ownership tax projected in the Service Plan in 2023 for operations was $17,472.

The specific ownership tax projected in the Service Plan for 2024 for debt was $58,677. The specific ownership tax projected in the Service Plan in 2024 for operations was $17,647.

The specific ownership tax projected in the Service Plan for 2025 for debt was $60,413. The specific ownership tax projected in the Service Plan in 2025 for operations was $17,823.

The specific ownership tax projected in the Service Plan for 2026 for debt was $60,482. The specific ownership tax projected in the Service Plan in 2026 for operations was $18,001.

Please see Section VI.k.i for the actual miscellaneous tax revenue collected each year by the District.

l. Estimated Assessed Valuation of District at 100% Build-Out.

i. Provide an updated estimate and compare this with the Service Plan estimate.

The estimated assessed valuation of the District at 100% build-out as set forth in the Service Plan is $52,286,275. No updated estimate is available at this time.

m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.

Please see response above in Section VI(e) regarding District authorized and unissued debt.

i. Provide an updated estimate based on current events. Do not include refunding bonds.

No additional debt is anticipated to be issued by the District at this time.

B. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(c), C.R.S.) – ANNUAL REPORT REQUIREMENT

(A) Boundary changes made.

The District had no boundary changes during the Report Year.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

Please see Section III(1) above for a list of intergovernmental agreements entered into with other governmental entities by the District. The Public Improvements Agreement with the Board of County Commissioners of the County of Douglas dated July 11, 2019 was terminated upon final acceptance of improvements.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's official contact:

Hugh Smith
Bradbury Properties
5050 S. Syracuse St., Ste. 785
Denver, CO 80237
(303) 708-1105

(D) A summary of litigation involving public improvements owned by the special district.

The District's General Counsel is not aware of any litigation concerning the Public Improvements as of December 31, 2025.

(E) The status of the construction of public improvements by the special district.

The construction of public improvements by the District has been completed.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In the Report Year, no facilities or improvements constructed by the District were conveyed or dedicated to the County.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District in 2026 was $56,139,320.

(H) A copy of the current year's budget.

A copy of the District's 2026 Budget, adopted by the Board of Directors of the District on November 12, 2025, is attached hereto as **Exhibit B**.

(I) 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.

A copy of the District's 2025 audited financial statements filed with the Office of the State Auditor is attached hereto as **Exhibit A**.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2025, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2025, the District did not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

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EXHIBIT A

2025 Audited Financial Statements

HIGHFIELD METROPOLITAN DISTRICT
Douglas County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

HIGHFIELD METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025

WIPFLI

Board of Directors
Highfield Metropolitan District
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Highfield Metropolitan District (the "District"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Highfield Metropolitan District as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in our report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and, accordingly, we do not express an opinion or provide any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Wipfli LLP

Wipfli LLP
Denver, Colorado

April 15, 2026

BASIC FINANCIAL STATEMENTS

HIGHFIELD METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 956,248
Cash and Investments - Restricted	926,793
Prepaid Insurance	4,325
Receivable from County Treasurer	5,083
Property Tax Receivable	785,951
Capital Assets:	
Capital Assets Net of Depreciation	220,688
Total Assets	2,899,088
LIABILITIES	
Accounts Payable	3,632
Accrued Interest	6,806
Noncurrent Liabilities:	
Due Within One Year	575,000
Due in More Than One Year	3,055,000
Total Liabilities	3,640,438
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	785,951
Total Deferred Inflows of Resources	785,951
NET POSITION	
Restricted for:	
Emergency Reserve	4,700
Debt Service	594,644
Net Position - Unrestricted	(2,126,645)
Total Net Position	$ (1,527,301)

See accompanying Notes to Basic Financial Statements.

HIGHFIELD METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 99,371	$ -	$ -	$ -	$ (99,371)
Interest on Long-Term Debt and Related Costs	96,569	-	-	-	(96,569)
Total Governmental Activities	$ 195,940	$ -	$ -	$ -	(195,940)
	GENERAL REVENUES				
	Property Taxes				768,209
	Specific Ownership Taxes				60,866
	Interest Income				81,519
	Other Revenue				1,660
	Total General Revenues				912,254
	CHANGES IN NET POSITION				716,314
	Net Position - Beginning of Year				(2,243,615)
	NET POSITION - END OF YEAR				$ (1,527,301)

See accompanying Notes to Basic Financial Statements.

HIGHFIELD METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 956,248	$ -	$ 956,248
Cash and Investments - Restricted	4,700	922,093	926,793
Receivable from County Treasurer	726	4,357	5,083
Prepaid Insurance	4,325	-	4,325
Property Tax Receivable	112,279	673,672	785,951
Total Assets	$ 1,078,278	$ 1,600,122	$ 2,678,400
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 3,632	$ -	$ 3,632
Total Liabilities	3,632	-	3,632
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	112,279	673,672	785,951
Total Deferred Inflows of Resources	112,279	673,672	785,951
FUND BALANCES			
Nonspendable:			
Prepaid Expense	4,325	-	4,325
Restricted for:			
Emergency Reserves	4,700	-	4,700
Debt Service	-	926,450	926,450
Unassigned	953,342	-	953,342
Total Fund Balances	962,367	926,450	1,888,817
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,078,278	$ 1,600,122	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			220,688
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest			(6,806)
Loans Payable			(3,630,000)
Net Position of Governmental Activities			$ (1,527,301)

See accompanying Notes to Basic Financial Statements.

HIGHFIELD METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 109,777	$ 658,432	$ 768,209
Specific Ownership Taxes	8,698	52,168	60,866
Interest Income	35,439	46,080	81,519
Other Revenue	1,660	-	1,660
Total Revenues	155,574	756,680	912,254
EXPENDITURES			
Current:			
Accounting	17,583	-	17,583
Auditing	7,102	-	7,102
County Treasurer's Fee	1,649	9,901	11,550
District Management	12,000	-	12,000
Dues and Membership	1,556	-	1,556
Insurance	4,379	-	4,379
Legal	18,730	-	18,730
SE Detention Maintenance	6,978	-	6,978
Debt Service:			
Loan Interest	-	95,619	95,619
Loan Principal	-	560,000	560,000
Paying Agent Fees	-	2,000	2,000
Total Expenditures	69,977	667,520	737,497
NET CHANGE IN FUND BALANCES	85,597	89,160	174,757
Fund Balances - Beginning of Year	876,770	837,290	1,714,060
FUND BALANCES - END OF YEAR	$ 962,367	$ 926,450	$ 1,888,817

See accompanying Notes to Basic Financial Statements.

HIGHFIELD METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 174,757
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.	
Depreciation Expense	(19,493)
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Loan Principal	560,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	1,050
Changes in Net Position of Governmental Activities	$ 716,314

See accompanying Notes to Basic Financial Statements.

HIGHFIELD METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 112,968	$ 109,777	$ (3,191)
Specific Ownership Taxes	10,167	8,698	(1,469)
Interest Income	45,000	35,439	(9,561)
Other Revenue	-	1,660	1,660
Total Revenues	168,135	155,574	(12,561)
EXPENDITURES			
Accounting	28,000	17,583	10,417
Auditing	6,000	7,102	(1,102)
Contingency	6,005	-	6,005
County Treasurer's Fee	1,695	1,649	46
District Management	12,600	12,000	600
Dues and Membership	2,500	1,556	944
Insurance	4,700	4,379	321
Legal	18,500	18,730	(230)
Lot 13A Maintenance	5,000	-	5,000
SE Detention Maintenance	5,000	6,978	(1,978)
Total Expenditures	90,000	69,977	20,023
NET CHANGE IN FUND BALANCE	78,135	85,597	7,462
Fund Balance - Beginning of Year	852,989	876,770	23,781
FUND BALANCE - END OF YEAR	$ 931,124	$ 962,367	$ 31,243

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Highfield Metropolitan District (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the District Court on November 21, 2007, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is within the boundaries of Douglas County, Colorado. The District was organized to provide financing for the construction of streets, safety control, transportation, water systems, drainage systems, television relay and translator, parks and recreation facilities, mosquito control, and operation and maintenance of the District. The District held its organizational meeting on January 21, 2008.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure (e.g., storm drainage, streets, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation expense has been computed using the straight-line method over the estimated economic useful life:

Traffic and Safety	30 Years
Storm Sewer	15 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue,* is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	$ 956,248
Cash and Investments - Restricted	926,793
Total Cash and Investments	$ 1,883,041

Cash and investments as of December 31, 2025 consist of the following:

Deposits with Financial Institutions	$ 22,778
Investments	1,860,263
Total Cash and Investments	$ 1,883,041

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District's cash deposits had a bank balance of $22,778.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

. Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
. General obligation and revenue bonds of U.S. local government entities
. Certain certificates of participation
. Certain securities lending agreements
. Bankers' acceptances of certain banks
. Commercial paper
. Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
* Certain money market funds
. Guaranteed investment contracts
* Local government investment pools

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

As of December 31, 2025, the District had the following investments:

Investment	Maturity	Amount
CSAFE	Weighted-Average Under 60 Days	$ 938,170
First American Funds - U.S. Treasury Obligations Money Market - Class D	Weighted-Average Under 60 Days	922,093
		$ 1,860,263

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

First American Funds - U.S. Treasury Obligations - Money Market - Class D

The trust accounts at U.S. Bank were invested in the First American Treasury Obligations Fund (Class D). This portfolio is a money market fund that is managed by First American Funds and each share is equal in value to $1.00. The Fund is rated AAAm by Standard & Poor’s and Aaa-mf by Moody’s and Fitch. The Fund invests in high quality short-term debt obligations, including repurchase agreements and U.S. Treasury securities. The average maturity of the underlying securities is less than 60 days.

The Fund records its investments at amortized cost and the District records its investments in the Fund at net asset value as determined by amortized cost with $1 per share approximating net asset value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2025 follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Traffic & Safety	$ 90,506	$ -	$ -	$ 90,506
Storm Sewer	247,140	-	-	247,140
Total Capital Assets, Being Depreciated	337,646	-	-	337,646
Less Accumulated Depreciation for:				
Accumulated Depreciation - Traffic & Safety	15,085	3,017	-	18,102
Accumulated Depreciation - Storm Sewer	82,380	16,476	-	98,856
Total Accumulated Depreciation	97,465	19,493	-	116,958
Total Capital Assets, Being Depreciated, Net	240,181	19,493	-	220,688
Governmental Activities Capital Assets, Net	$ 240,181	$ 19,493	$ -	$ 220,688

At completion and acceptance, all of the governmental activities fixed assets will be conveyed by the District to other local governments and the District will not be responsible for maintenance of those fixed assets.

Depreciation expense of $19,493 for the year ended December 31, 2025, was charged to general government activities.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Notes/Loans/Bonds from Direct Borrowings and Direct Placements					
Series 2021 G.O. Limited Tax Loan	$ 4,190,000	$ -	$ 560,000	$ 3,630,000	$ 575,000
Total Long-Term Obligations	$ 4,190,000	$ -	$ 560,000	$ 3,630,000	$ 575,000

The details of the District's long-term obligations are as follows:

Series 2021 Loan Agreement

The District entered into a General Obligation Refunding Loan Agreement with U.S. Bank N.A. (Lender) in the amount of $5,785,000 on December 17, 2021 (2021 Loan).

Proceeds from the 2021 Loan, along with other District funds, were used to pay and cancel the entire outstanding balance of the District's 2014 Loan, in the amount of $3,780,000, and the District's 2019 Loan, in the amount of $2,198,820.

The 2021 Loan bears interest at 2.25%, payable semi-annually on June 1 and December 1, commencing on June 1, 2022. Annual payments of principal are due on December 1, commencing on December 1, 2022. The 2021 Loan matures on December 1, 2031. Interest is calculated on the basis of a 360-day year and actual number of days elapsed. Interest not paid when due shall compound on each Interest Payment Date at the rate of interest then borne by the 2021 Loan.

The District may prepay the 2021 Loan at any time upon payment of all or any portion of the Loan Balance, accrued interest, and a Prepayment Fee, as described in the Loan Agreement.

The District's long-term obligation will mature as follows:

Year Ending December 31,	Notes from Direct Borrowings and Direct Placements: Principal	Interest	Total
2026	$ 575,000	$ 81,675	$ 656,675
2027	585,000	68,738	653,738
2028	600,000	55,575	655,575
2029	610,000	42,075	652,075
2030	625,000	28,350	653,350
2031	635,000	14,287	649,287
Total	$ 3,630,000	$ 290,700	$ 3,920,700

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 6, 2007, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $180,000,000 at an interest rate not to exceed 12% per annum.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $15,000,000 at a maximum interest rate of 12% and the maximum underwriting discount is 2%. The Service Plan also limits the total mill levy (debt service and operations combined) to 50.000 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

In the future, the District may issue a portion of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

NOTE 6 NET POSITION

The District has net position consisting of two components - restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislations. The District had a restricted net position as of December 31, 2025 as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 4,700
Debt Service Reserve	594,644
Total Restricted Net Position	$ 599,344

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of debt issued for public improvements which will be conveyed to other entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Highfield Business Park, LLC (Developer). The members of the Board of Directors of the District are owners of or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District.

Developer Advances

Advance and Reimbursement and Facilities Acquisition Agreement

The District and the Developer have entered into an Advance and Reimbursement and Facilities Acquisition Agreement (the Agreement) dated January 21, 2008, and subsequently amended on December 11, 2014 and on July 23, 2019. Pursuant to the Agreement as amended, the Developer has agreed to advance funds for financing the costs associated with the formation of the District, District operations, and construction of District improvements after formation. Advances made by the Developer shall accrue interest at the prime rate plus a margin of 1.00% per annum.

The District shall make payments for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, or debt service costs.

At December 31, 2025, no amounts were owed under this agreement.

NOTE 8 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials’ liability, boiler and machinery and workers’ compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials’ liability, and workers’ compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 6, 2007, the District voters passed an election question allowing the District to increase property taxes up to $1,000,000 annually, with a maximum mill levy of 50 mills, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain, and spend all revenue annually without regard to limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

HIGHFIELD METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 677,808	$ 658,432	$ (19,376)
Specific Ownership Taxes	61,003	52,168	(8,835)
Interest Income	40,000	46,080	6,080
Total Revenues	778,811	756,680	(22,131)
EXPENDITURES			
County Treasurer's Fee	10,167	9,901	266
Paying Agent Fees	4,000	2,000	2,000
Loan Interest	94,275	95,619	(1,344)
Loan Principal	560,000	560,000	-
Contingency	1,558	-	1,558
Total Expenditures	670,000	667,520	2,480
NET CHANGE IN FUND BALANCE	108,811	89,160	(19,651)
Fund Balance - Beginning of Year	824,519	837,290	12,771
FUND BALANCE - END OF YEAR	$ 933,330	$ 926,450	$ (6,880)

OTHER INFORMATION

HIGHFIELD METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Loans and Interest Maturing in the Year Ending December 31,	$5,785,000 General Obligation Refunding Loan, Series 2021 Dated 12/17/2021 Principal due December 1 Interest Rate 2.250% Payable June 1 and December 1		
	Principal	Interest	Total
2026	$ 575,000	$ 81,675	$ 656,675
2027	585,000	68,738	653,738
2028	600,000	55,575	655,575
2029	610,000	42,075	652,075
2030	625,000	28,350	653,350
2031	635,000	14,287	649,287
Total	$ 3,630,000	$ 290,700	$ 3,920,700

HIGHFIELD METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

			Total Mills Levied			Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation	Percent Change	General Operations	Debt Service	Total	Levied	Collected	Collected to Levied
2020/2021	$ 34,140,200	15.6 %	10.000	15.000	25.000	$ 853,505	$ 853,505	100.00 %
2021/2022	43,432,350	27.2	10.000	15.000	25.000	1,085,809	1,081,283	99.58
2022/2023	42,702,000	(1.7)	6.000	15.000	21.000	896,742	894,368	99.74
2023/2024	54,370,460	27.3	3.000	12.000	15.000	815,557	812,686	99.65
2024/2025	56,484,010	3.9	2.000	12.000	14.000	790,776	768,209	97.15
Estimated for Year Ending December 31, 2026	$ 56,139,320	-0.6%	2.000	12.000	14.000	$ 785,951		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

Source: Douglas Assessor and Treasurer.

EXHIBIT B

2026 Budget

STATE OF COLORADO
COUNTY OF DOUGLAS
HIGHFIELD METROPOLITAN DISTRICT
2026 BUDGET RESOLUTION

The Board of Directors of the Highfield Metropolitan District (the "District"), Douglas County, Colorado held a regular meeting on Wednesday, November 12, 2025, at the hour of 11:00 A.M., at Bradbury Industries, 5050 South Syracuse Street, Suite 785, Denver, Colorado 80237 and via video conference at: https://us06web.zoom.us/j/87357936714?pwd=HEXPa85I5XmKkv1uqk7WHFb3IxlpXH.1, and via telephone conference at Dial In: 1-719-359-4580 Meeting ID: 873 5793 6714, Passcode: 197147.

The following members of the District's Board of Directors (the "Board") were present:

President:	Stephanie Stewart
Treasurer:	Hugh Smith
Secretary:	Thomas Bradbury, Jr.

Also present were: Alicia J. Corley, Icenogle Seaver Pogue, P.C.; Jeffrey Peek and Jill Gillespie, CliftonLarsonAllen, LLP

Ms. Corley reported that proper notice was made to allow the Board to conduct a public hearing on the 2026 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board and that a notice of regular meeting was posted on a public website of the District https://highfieldmetro.specialdistrict.org/, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Bradbury introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE HIGHFIELD METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2025; and

WHEREAS, the proposed budget is more than fifty thousand dollars ($50,000.00), due and proper notice was published on Thursday, October 23, 2025, in the *Douglas County News-Press* indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Wednesday, November 12, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information then available to the Board, including regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HIGHFIELD METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

Section 1. Summary of 2026 Revenues and 2026 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2026, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2026. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2026. Due to the significant possibility that the final assessed valuation provided by the Douglas County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by the Secretary or an Assistant Secretary, if applicable, of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2026 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is $112,279 and that the 2025 valuation for assessment, as certified by the Douglas County Assessor, is $56,139,320. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 2.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 6. 2026 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is $673,672 and that the 2025 valuation for assessment, as certified by the Douglas County Assessor, is $56,139,320. That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 12.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

Section 7. 2026 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes affecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County on or before December 15, 2025 (or such other date as may be prescribed by law), for collection in 2026.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set and provide such information as required by Section 39-1-125, C.R.S. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Stewart.

RESOLUTION APPROVED AND ADOPTED THIS 12TH DAY OF NOVEMBER 2025.

HIGHFIELD METROPOLITAN DISTRICT

DocuSigned by:

E3B9C29C1DB6492

By: Stephanie Stewart
Its: President

Signed by:

Thomas H. Bradbury, Jr.

AEC961BF12A7411...

By: Thomas Bradbury, Jr.
Its: Secretary

STATE OF COLORADO
COUNTY OF DOUGLAS
HIGHFIELD METROPOLITAN DISTRICT

I, Thomas Bradbury, Jr., hereby certify that I am a director and the duly elected and qualified Secretary of the Highfield Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Highfield Metropolitan District held on November 12, 2025, at Bradbury Industries, 5050 South Syracuse Street, Suite 785, Denver, Colorado 80237 and via video conference at: https://us06web.zoom.us/j/87357936714?pwd=HEXPa8515XmKkv1uqk7WHFb3IxlpXH.1, and via telephone conference at Dial In: 1-719-359-4580 Meeting ID: 873 5793 6714, Passcode: 197147, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 12th day of November 2025.

Signed by:
Thomas H. Bradbury, Jr.
AEC961BF12A7411...

Thomas Bradbury, Jr., Secretary

HIGHFIELD METROPOLITAN DISTRICT
DOUGLAS COUNTY, CO
SEAL

[SEAL]

EXHIBIT A

Affidavit
Notice as to Proposed 2026 Budget

ICENOGLE-SEAVER-POGUE
4725 S Monaco St, #360
Denver, CO, 80237

AFFIDAVIT OF PUBLICATION

Public Notice
Legal Notice No. DC2149
First Publication: Oct. 23, 2025
Last Publication: Oct. 23, 2025
Publisher: Douglas County News Press

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 10/23/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: October 23, 2025

Erin Adams

For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/23/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-594436
Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING HIGHFIELD METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **HIGHFIELD METROPOLITAN DISTRICT** (the "District") for the ensuing year of 2026. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 2001 16th Street, Suite 1700, Denver, Colorado, where the same is open for public inspection. Such proposed budget will be considered at a hearing at the meeting of the District to be held **at 11:00 A.M., on Wednesday, November 12, 2025.**

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at
https://highfieldmetro.specialdistrict.org/
at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE BOARD
OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Legal Notice NO. DC 2149
Publication: October 23, 2025
Publisher: Douglas County News Press

NOTICE AS TO PROPOSED 2026 BUDGET AND HEARING
HIGHFIELD METROPOLITAN DISTRICT

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Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2026 budget.

BY ORDER OF THE
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, October 23, 2025

EXHIBIT B

Budget Document
Budget Message

HIGHFIELD METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

HIGHFIELD METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/2/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,472,960	$ 1,714,060	$ 1,899,207
REVENUES			
Property taxes	812,686	790,776	785,951
Specific ownership taxes	61,089	71,170	58,946
Interest Income	91,057	68,172	65,000
Other Revenue	12,857	1,660	-
Total revenues	977,689	931,778	909,897
Total funds available	2,450,649	2,645,838	2,809,104
EXPENDITURES			
General Fund	66,280	78,189	94,400
Debt Service Fund	670,309	668,442	672,000
Total expenditures	736,589	746,631	766,400
Total expenditures and transfers out requiring appropriation	736,589	746,631	766,400
ENDING FUND BALANCES	$ 1,714,060	$ 1,899,207	$ 2,042,704
EMERGENCY RESERVE	$ 6,800	$ 4,700	$ 4,600
AVAILABLE FOR OPERATIONS	869,970	950,440	1,006,840
DEBT SERVICE RESERVE	325,000	325,000	325,000
TOTAL RESERVE	$ 1,201,770	$ 1,280,140	$ 1,336,440

See summary of significant assumptions.

HIGHFIELD METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/2/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	$ 2,180,140	$ 2,180,140	$ 13,929,740
Industrial	39,434,660	39,767,690	40,971,380
Agricultural	1,270	1,270	-
State assessed	100	100	129,100
Vacant land	-	-	1,109,090
Personal property	12,754,280	14,534,800	-
Other	10	10	10
Certified Assessed Value	$ 54,370,460	$ 56,484,010	$ 56,139,320
MILL LEVY			
General	3.000	2.000	2.000
Debt Service	12.000	12.000	12.000
Total mill levy	15.000	14.000	14.000
PROPERTY TAXES			
General	$ 163,111	$ 112,968	$ 112,279
Debt Service	652,446	677,808	673,672
Levied property taxes	815,557	790,776	785,951
Adjustments to actual/rounding	(497)	-	-
Refunds and abatements	(2,374)	-	-
Budgeted property taxes	$ 812,686	$ 790,776	$ 785,951
BUDGETED PROPERTY TAXES			
General	**$ 162,537**	**$ 112,968**	**$ 112,279**
Debt Service	**650,149**	**677,808**	**673,672**
	$ 812,686	**$ 790,776**	**$ 785,951**

See summary of significant assumptions.

HIGHFIELD METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/2/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 718,450	$ 876,770	$ 955,140
REVENUES			
Property taxes	162,537	112,968	112,279
Specific ownership taxes	12,218	10,167	8,421
Interest Income	36,988	31,764	30,000
Other Revenue	12,857	1,660	-
Total revenues	224,600	156,559	150,700
Total funds available	943,050	1,033,329	1,105,840
EXPENDITURES			
General and administrative			
Accounting	18,517	21,080	29,400
Auditing	6,500	7,102	7,500
County Treasurer's Fee	2,470	1,695	1,684
Dues and Membership	2,771	956	2,500
Insurance	3,916	4,378	4,900
District management	12,000	12,000	12,600
Legal	17,460	20,978	19,500
Operations and maintenance			
Contingency	-	-	6,316
SE Detention maintenance	2,646	5,000	5,000
Lot 13A maintenance	-	5,000	5,000
Total expenditures	66,280	78,189	94,400
Total expenditures and transfers out requiring appropriation	66,280	78,189	94,400
ENDING FUND BALANCES	$ 876,770	$ 955,140	$ 1,011,440
EMERGENCY RESERVE	$ 6,800	$ 4,700	$ 4,600
AVAILABLE FOR OPERATIONS	869,970	950,440	1,006,840
TOTAL RESERVE	$ 876,770	$ 955,140	$ 1,011,440

See summary of significant assumptions.

HIGHFIELD METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/2/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 754,510	$ 837,290	$ 944,067
REVENUES			
Property taxes	650,149	677,808	673,672
Specific ownership taxes	48,871	61,003	50,525
Interest Income	54,069	36,408	35,000
Total revenues	753,089	775,219	759,197
Total funds available	1,507,599	1,612,509	1,703,264
EXPENDITURES			
General and administrative			
County Treasurer's Fee	9,881	10,167	10,105
Paying agent fees	2,000	4,000	4,000
Loan Interest	108,428	94,275	81,675
Loan Principal	550,000	560,000	575,000
Contingency	-	-	1,220
Total expenditures	670,309	668,442	672,000
Total expenditures and transfers out requiring appropriation	670,309	668,442	672,000
ENDING FUND BALANCES	$ 837,290	$ 944,067	$ 1,031,264
DEBT SERVICE RESERVE	$ 325,000	$ 325,000	$ 325,000
TOTAL RESERVE	$ 325,000	$ 325,000	$ 325,000

See summary of significant assumptions.

HIGHFIELD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 21, 2007, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is within the boundaries of Douglas County, Colorado.

The District was organized to provide financing for the construction of streets, safety control, transportation, water systems, sewer systems, drainage systems, television relay and translator, parks and recreation facilities, mosquito control, and operation and maintenance of the District. The District held its organizational meeting on January 21, 2008.

At its formation election held on November 6, 2007, the District's voters authorized general obligation indebtedness of $15,000,000 for street improvements, $15,000,000 for parks and recreation, $15,000,000 for water supply system, $15,000,000 for sanitary sewer system, $15,000,000 for storm sewer & drainage, $15,000,000 for public transportation system, $15,000,000 for television relay & translation, $15,000,000 for mosquito control, $15,000,000 for traffic & safety controls, $15,000,000 for refinancing of District debt, and $15,000,000 for general operations & maintenance. The election also approved an annual increase in taxes of $1,000,000 for general operations and maintenance. Additionally, the District's voters authorized the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of the Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 7.5% of the property taxes collected by each fund (General and Debt).

Interest Income

Interest to be earned on the District's funds has been estimated based on historical average interest rates.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and meeting expense. Estimated expenditures related to SE Detention maintenance were also included in the General Fund budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Expenditures (continued)

Debt and Leases

Principal and interest payments in 2026 are provided based on the debt amortization schedule from the Taxable General Obligation Loan, Series 2021 loan.

On December 17, 2021 the District issued a Taxable General Obligation Refunding Loan 2021, in the principal amount of $5,785,000 for the purpose of reimbursing the Developer for all outstanding advances plus accrued interest as well as funding future capital improvements. This loan has a maturity date of December 1, 2031 and carries a fixed interest rate of 2.250%. At maturity, the entire loan will be renewed with a new interest rate determined based on current market value at that time.

The following is an analysis of the District's long-term obligations through the year-ended December 31, 2026:

	Balance at December 31, 2024	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2025
Series 2021 G.O Limited Tax Loan	$ 4,190,000	$ -	$ 560,000	$ 3,630,000
Total	$ 4,190,000	$ -	$ 560,000	$ 3,630,000
	December 31, 2025	Additions	Long-Term Obligations	December 31, 2026
Series 2021 G.O. Limited Tax Loan	$ 3,630,000	$ -	$ 575,000	$ 3,055,000
Total	$ 3,630,000	$ -	$ 575,000	$ 3,055,000

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

Debt Service Reserves

The District maintains a Debt Service Reserve as required with the issuance of the Taxable General Obligation Loan.

This information is an integral part of the accompanying budget.

HIGHFIELD METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	$5,785,000 General Obligation Refunding Loan, Series 2021 Dated 12/17/2021 Principal due December 1 Interest Rate 2.250% on $5,785,000 Payable June 1 and December 1		
	Principal	Interest	Total
2026	$ 575,000	$ 81,675	$ 656,675
2027	585,000	68,738	653,738
2028	600,000	55,575	655,575
2029	610,000	42,075	652,075
2030	625,000	28,350	653,350
2031	635,000	14,288	649,288
	$ 3,630,000	$ 290,700	$ 3,920,700

EXHIBIT C

Certification of Tax Levy

4504 County Tax Entity Code DOLA LGID/SID 65900

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Douglas County, Colorado.

On behalf of the Highfield Metropolitan District,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Highfield Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 56,139,320
(GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 56,139,320
(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/2/2025 for budget/fiscal year 2026.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	2.000	mills	$ 112,279
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	2.000	**mills**	**$** 112,279
3. General Obligation Bonds and Interest[J]	12.000	mills	$ 673,672
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	14.000	**mills**	**$** 785,951

Contact person: (print) Jeffrey Peek
Daytime phone: ( ) (303) 779-5710

Signed:
Title: Accountant for the Disrict

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue: Funding for Future Capital Improvements
   Series: Limited Tax General Obligation Refunding Loan, Series 2021
   Date of Issue: December 17, 2021
   Coupon Rate: 2.25%
   Maturity Date: December 1, 2031
   Levy: 12.000
   Revenue: $673,672

2. Purpose of Issue:
   Series:
   Date of Issue:
   Coupon Rate:
   Maturity Date:
   Levy:
   Revenue:

CONTRACTS[K]:

3. Purpose of Contract:
   Title:
   Date:
   Principal Amount:
   Maturity Date:
   Levy:
   Revenue:

4. Purpose of Contract:
   Title:
   Date:
   Principal Amount:
   Maturity Date:
   Levy:
   Revenue:

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Highfield Metropolitan District of Douglas County, Colorado on this 12th day of November 2025.

Signed by:
Thomas H. Bradbury, Jr.
AEC961BE12A7411

Thomas Bradbury, Jr., Secretary

SEAL

HIGHFIELD METROPOLITAN DISTRICT
DOUGLAS COUNTY, CO
SEAL