

**HIGH PRAIRIE FARMS
METROPOLITAN DISTRICT**

Douglas County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025**

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
High Prairie Farms Metropolitan District
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the High Prairie Farms 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of December 31, 2025, and the respective changes in financial position and the 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. 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, 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 generally accepted auditing standards 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 generally accepted auditing standards, 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.

Required Supplementary Information

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America 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 opinion on the basic financial statements is 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 basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual 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 we do not express an opinion or any form of assurance thereon.

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.

Duggis & Associates, P.C.

March 24, 2026

BASIC FINANCIAL STATEMENTS

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 2,048,927
Cash and Investments - Restricted	38,200
Accounts Receivable - County Treasurer	6,604
Receivables - Other	75,417
Property Taxes Receivable	987,270
Prepaid Items	25,416
Capital Assets, Not Being Depreciated	2,210,876
Capital Assets, Net of Accumulated Depreciation	830,208
Total Assets	6,222,918
LIABILITIES	
Accounts Payable	19,639
Total Liabilities	19,639
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	987,270
Total Deferred Inflows of Resources	987,270
NET POSITION	
Investment in Capital Assets	3,041,084
Restricted For:	
Emergency Reserves	38,200
Unrestricted	2,136,725
Total Net Position	\$ 5,216,009

See accompanying Notes to Basic Financial Statements.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

FUNCTIONS/PROGRAMS Primary Government: Governmental Activities: General Government	Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
\$ 931,951	\$ 11,743	\$ 14,518	\$ -	\$ (905,690)
<u>\$ 931,951</u>	<u>\$ 11,743</u>	<u>\$ 14,518</u>	<u>\$ -</u>	<u>(905,690)</u>
Total Governmental Activities				
GENERAL REVENUES				
Property Taxes				1,026,405
Specific Ownership Taxes				79,072
Interest Income				88,188
Gain on Sale of Asset				2,000
Other Income				75,666
Total General Revenues				<u>1,271,331</u>
CHANGE IN NET POSITION				
Net Position - Beginning of Year				365,641
				<u>4,850,368</u>
NET POSITION - END OF YEAR				
				<u>\$ 5,216,009</u>

See accompanying Notes to Basic Financial Statements.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUND
DECEMBER 31, 2025**

General
Fund

ASSETS

Cash and Investments	\$	2,048,927
Cash and Investments - Restricted		38,200
Accounts Receivable - County Treasurer		6,604
Receivables - Other		75,417
Property Taxes Receivable		987,270
Prepaid Items		25,416
Total Assets		\$ 3,181,834

**LIABILITIES, DEFERRED INFLOWS OF RESOURCES,
AND FUND BALANCES**

LIABILITIES

Accounts Payable	\$	19,639
Total Liabilities		19,639

DEFERRED INFLOWS OF RESOURCES

Deferred Property Tax Revenue		987,270
Total Deferred Inflows of Resources		987,270

FUND BALANCES

Nonspendable:		
Prepaid Items		25,416
Restricted:		
Emergency Reserves		38,200
Assigned:		
Working Capital		53,300
Subsequent Years Expenditures		845,685
Unassigned		1,212,324
Total Fund Balances		2,174,925

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 fund		3,041,084
		3,041,084

Net Position of Governmental Activities	\$	5,216,009
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See accompanying Notes to Basic Financial Statements.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2025**

	General Fund
REVENUES	
Property Taxes	\$ 1,026,405
Specific Ownership Taxes	79,072
Conservation Trust Funds	14,518
Interest Income	88,188
Reimbursed Expenditures	1,443
Reimbursed Expenditures - Mile High Flood District	10,300
Other Revenue	77,666
Total Revenues	1,297,592
EXPENDITURES	
General and Administration	186,824
Operations and Maintenance	638,986
Reserve Fund	120,668
Total Expenditures	946,478
NET CHANGE IN FUND BALANCES	351,114
Fund Balances - Beginning of Year	1,823,811
FUND BALANCES - END OF YEAR	\$ 2,174,925

See accompanying Notes to Basic Financial Statements.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Governmental Fund	\$ 351,114
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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.

Capital Outlay	144,380
Depreciation	<u>(129,853)</u>

Change in Net Position of Governmental Activities	<u>\$ 365,641</u>
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**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 1,027,313	\$ 1,026,405	\$ (908)
Specific Ownership Taxes	92,458	79,072	(13,386)
Conservation Trust Funds	15,000	14,518	(482)
Interest Income	45,000	88,188	43,188
Reimbursed Expenditures	-	1,443	1,443
Reimbursed Expenditures - Mile High Flood District	10,000	10,300	300
Other Revenue	1,000	77,666	76,666
Total Revenues	<u>1,190,771</u>	<u>1,297,592</u>	<u>106,821</u>
EXPENDITURES			
General and Administration	308,000	186,824	121,176
Operations and Maintenance	771,000	638,986	132,014
Reserve Fund	825,000	120,668	704,332
Total Expenditures	<u>1,904,000</u>	<u>946,478</u>	<u>957,522</u>
NET CHANGE IN FUND BALANCES	(713,229)	351,114	1,064,343
Fund Balance - Beginning of Year	<u>1,690,859</u>	<u>1,823,811</u>	<u>132,952</u>
FUND BALANCES - END OF YEAR	<u>\$ 977,630</u>	<u>\$ 2,174,925</u>	<u>\$ 1,197,295</u>

See accompanying Notes to Basic Financial Statements.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

High Prairie Farms Metropolitan District (the District), a quasi-municipal corporation, was organized on May 5, 1986, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado. The District was established to provide public services, including streets, safety protection, transportation, and park and recreational facilities.

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

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

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. 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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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. Depreciation is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets.

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 government 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. Expenditures are recorded when the liability is incurred.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

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 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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 inflows 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 generally 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.

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 fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Building	30 Years
Parks and Recreation Equipment	5 to 30 Years
Lighting and Signage	15 Years
Equipment	5 to 10 Years
Mailboxes	10 to 20 Years
Entryway/Monumentation	10 Years

Fund 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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity (Continued)

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.

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.

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures* (Statement 102). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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	\$ 2,048,927
Cash and Investments - Restricted	38,200
Total Cash and Investments	<u>\$ 2,087,127</u>

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

Deposits with Financial Institutions	\$ 54,652
Investments	2,032,475
Total Cash and Investments	<u>\$ 2,087,127</u>

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.

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 and carrying balance of \$54,652.

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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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
- . Certain international agency securities
- . 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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 1,362,670
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	669,805
		<u>\$ 2,032,475</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAaf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value, and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE), 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 CSAFE. CSAFE currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates 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 CRS 24-75-601.

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 CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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 AAmmf 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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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
Capital Assets, Not Being Depreciated:				
Land	\$ 2,162,073	\$ -	\$ -	\$ 2,162,073
Maintenance Building	30,657	18,146	-	48,803
Total Capital Assets, Not Being Depreciated	2,192,730	18,146	-	2,210,876
Capital Assets, Being Depreciated:				
Building	363,721	-	-	363,721
Lighting and Signage	469,423	8,500	-	477,923
Equipment	419,562	69,979	2,895	486,646
Mailboxes	67,240	-	-	67,240
Entryway/Monumentation	51,170	-	-	51,170
Parks and Recreation	1,976,432	47,755	-	2,024,187
Total Capital Assets, Being Depreciated	3,347,548	126,234	2,895	3,470,887
Less Accumulated Depreciation for:				
Building	187,922	12,124	-	200,046
Lighting and Signage	337,440	25,403	-	362,843
Equipment	329,265	36,669	2,895	363,039
Mailboxes	35,089	5,571	-	40,660
Entryway/Monumentation	29,835	5,117	-	34,952
Parks and Recreation	1,594,170	44,969	-	1,639,139
Total Accumulated Depreciation	2,513,721	129,853	2,895	2,640,679
Total Capital Assets, Being Depreciated, Net	833,827	(3,619)	-	830,208
Capital Assets, Net	\$ 3,026,557	\$ 14,527	\$ -	\$ 3,041,084

Depreciation expense was charged to the general government of the District for the year ended December 31, 2025, in the amount of \$129,853.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS

Authorized Debt

At December 31, 2025, the District had no authorized, unissued debt.

NOTE 6 INTERGOVERNMENTAL AGREEMENTS

The District entered into an agreement in 2000 with Denver Southeast Suburban Water and Sanitation District (DSSWS) for the construction of a pumping station and storage facility (joint use facility). Pursuant to the agreement, the DSSWS would design and construct the joint use facility and lease the storage facility to the District. The lease also contains provisions and a formula for shared maintenance of the facility. No maintenance costs were incurred during 2025. A lease payment of \$500 was made by the District in 2025. The future annual lease payments are \$500 per year through 2098 and may be adjusted for inflation as defined in the agreement.

The District entered into a Lease Termination Agreement with DSSWS on December 1, 2025, to terminate the agreement the District entered into in 2000. The effective date of the termination of the Lease is February 1, 2026. As consideration for the termination of the Lease, DSSWS will pay the District a one-time \$65,000 termination payment.

The District entered into "Agreement Regarding Final Design, Right-of-Way Acquisition and Construction of Drainage and Flood Control Improvements for Timbers Creek downstream of Fox Sparrow Road, Douglas County" on December 13, 2017, with Mile High Flood District and Douglas County. The agreement is to construct drainage and flood control improvements for Timbers Creek within the District's service area. The project costs are not to exceed \$2,630,000. The District has contributed \$215,000 of its \$215,000 share of project costs. Douglas County's share is \$1,325,000 and Mile High Flood District's share is \$1,090,000.

NOTE 7 AGREEMENTS

The District entered into an agreement on December 8, 2025, with Ardent Homes, LLC (Contractor) to construct a new maintenance building for the District. The Contractor's fee is 25% of reimbursable cost of work, capped at \$75,000. Contractor will provide labor, materials, equipment and permits. Completion deadline is 180 days after commencement.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the District had investment in capital assets in the amount of \$3,041,084.

The restricted component of net position consists of 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 legislation. The District had restricted net position as of December 31, 2025, amounting to \$38,200.

The District’s unrestricted net position as of December 31, 2025, totaled \$2,136,725.

NOTE 9 CONSERVATION TRUST FUND

The Conservation Trust Fund represents the net unspent proceeds received from the State Lottery for the Conservation Trust Fund. Changes in the Conservation Trust Fund are as follows:

Balance - December 31, 2024	\$	-
Entitlement		14,518
Interest Income		122
Capital Outlay - Open Space - Tree Spraying		<u>(14,640)</u>
Balance - December 31, 2025	<u>\$</u>	<u>-</u>

NOTE 10 RISK MANAGEMENT

The District is 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.

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known 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.

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.

On May 7, 1996, voters approved a revenue change commencing in 1996 and each year thereafter, allowing the District to collect, retain and spend state and local government grants, developer contributions, HB 1006 Revenue, rates, fees, tolls and charges, and any other revenues not derived from ad valorem taxes.

On November 5, 1996, voters approved the District to increase taxes by \$20,000 annually, to be produced by a total mill levy not to exceed 12.000 mills certified in 1996 and collected in 1997, and by whatever additional amounts, if any, are raised and collected each year thereafter from a total mill levy not to exceed 12.000 mills, for the maintenance of District landscaping and all other lawful District expenses, and shall such revenues and any investment income be collected and spent as a voter approved revenue change without regard to any spending, revenue raising or other limitation of Article X, Section 20 of the Colorado Constitution; and shall the revenue from such taxes and investment income thereon also be approved for 1997 and each year thereafter as an increased levy under Section 29-1-302, C.R.S.

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.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado. Annual operating property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
GENERAL FUND
DETAILED SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
EXPENDITURES			
General and Administration:			
Accounting	\$ 67,000	\$ 51,284	\$ 15,716
Audit	5,000	5,500	(500)
County Treasurer's Fees	15,410	15,416	(6)
Directors' Fees	8,000	4,200	3,800
Dues and Membership	1,000	1,238	(238)
Insurance	24,000	21,891	2,109
District Management	60,000	48,737	11,263
Legal	60,000	36,881	23,119
Miscellaneous	2,590	374	2,216
Reserve Study	5,000	-	5,000
Website	5,000	1,303	3,697
Contingency	55,000	-	55,000
Total General and Administration	308,000	186,824	121,176
Operations and Maintenance:			
Building Rent	500	500	-
Christmas Lights	10,000	9,362	638
Maintenance - Contract - Miller Land Management	270,000	270,000	-
Maintenance - Contract - Miller Land Management - Bonus	-	10,000	(10,000)
Maintenance - Chemicals and Fertilizer	6,000	1,936	4,064
Maintenance - Tree Spraying	165,000	162,734	2,266
Maintenance - Equipment Repairs and Parts	10,000	4,051	5,949
Maintenance - Wild Fire Land Mitigation	30,000	28,666	1,334
Maintenance - Fuel and Oil	5,000	3,486	1,514
Maintenance - Other	12,000	6,669	5,331
Maintenance - Flowers	16,000	14,800	1,200
Maintenance - Sprinkler	8,000	7,158	842
Maintenance - Weed Spraying	15,000	-	15,000
Maintenance - Trails and Sidewalks	20,000	-	20,000
Security	5,000	3,354	1,646
Fence and Sign Maintenance	9,500	9,679	(179)
Utilities	8,000	4,975	3,025
Erosion Control	10,000	-	10,000
Engineering	10,000	-	10,000
Water	55,000	53,967	1,033
Mailbox and Landscape	6,000	-	6,000
Maintenance Building	5,000	-	5,000
Entry Way - Beautification	15,000	6,230	8,770
Building	25,000	18,146	6,854
School District Property	5,000	-	5,000
Landscaping	30,000	10,543	19,457
Timbers Creek Maintenance	10,000	10,300	(300)
Tree Removal	10,000	2,430	7,570
Total Operations and Maintenance	771,000	638,986	132,014
Reserve Fund:			
Equipment Purchase	40,000	64,194	(24,194)
Fountain Pond and Trees	10,000	16,535	(6,535)
Playground Equipment Replacement	10,000	2,934	7,066
Rockwall	25,000	37,005	(12,005)
Tree Replacement	10,000	-	10,000
Fence Replacement	35,000	-	35,000
Entryway Irrigation	10,000	-	10,000
Detention Ponds and Storm Drainage	35,000	-	35,000
Timbers Creek Drainage Improvements	50,000	-	50,000
Maintenance Facility	600,000	-	600,000
Total Reserve Fund	825,000	120,668	704,332
Total Expenditures	\$ 1,904,000	\$ 946,478	\$ 957,522

OTHER INFORMATION

**HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2025**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2021	\$ 55,821,410	12.000	\$ 669,857	\$ 667,549	99.66%
2022	62,237,960	12.000	746,856	746,843	100.00%
2023	61,878,750	12.000	742,545	742,546	100.00%
2024	85,465,100	12.000	1,025,581	1,025,388	99.98%
2025	85,609,390	12.000	1,027,313	1,026,405	99.91%
Estimated for the Year Ending December 31, 2026	\$ 82,272,470	12.000	\$ 987,270		