

HORSESHOE RIDGE METROPOLITAN DISTRICT NOS. 1, 2 & 3

2025 ANNUAL REPORT TO THE TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

Pursuant to the Consolidated Service Plan for Horseshoe Ridge Metropolitan District Nos. 1, 2 & 3 (the “Districts”), the Districts are required to submit an annual report to the Town of Parker, Douglas County, Colorado pursuant to Town Code Section 10.11.040, that shall include, but not be limited to, the information on the progress of the Districts and implementation of the Service Plan. To that end, the Districts report the following information relating to significant events of the Districts through December 31, 2025:

- A. A narrative summary of the progress of the Districts in implementing their Service Plan for the report year.

No significant improvements were installed for the property within the Horseshoe Ridge Metropolitan District Nos. 1 through 3 in 2025. Primary residential and commercial infrastructure has been complete since before January 1, 2010.

- B. Audited financial statements of the Districts for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year.

Exemptions from audit were filed and accepted for District Nos. 1, 2 & 3 for 2025. Copies are on file with the [State Auditor](#). The balance sheet with revenue and expenditures and the statement of operations for the report year 2025 are included within the 2026 budgets.

- C. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year.

All capital expenditures have been installed for the property and are complete. The initial estimate of the Public Improvements that were undertaken by the Districts as outlined as an exhibit to the original Service Plan are included within these improvements.

- D. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the Districts in the report year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year and the current mill levy of the Districts pledged to Debt retirement in the report year.

A summary of the financial obligations of the Districts at the end of the report year is included within a separate schedule to the financial statements. The following is disclosed within a separate schedule to the Notes to Financial Statements attached within Exhibit A. As of December 31, 2025:

1. Summary of Amount of Outstanding Bonded Indebtedness of the Districts:

\$3,000,000 Horseshoe Ridge Metropolitan District No. 1, Town of Parker, Douglas County, Colorado, Limited Property Tax Supported Revenue Bonds, Series 2007 (the “Bonds”) were authorized June 25, 2007. The current balance is: \$2,473,000.

\$850,000 Horseshoe Ridge Metropolitan District No. 1, Town of Parker, Douglas County, Colorado, Limited Property Tax Supported Revenue Bonds, Series 2009 (the “Bonds”) were authorized November 16, 2009.

2. The amount of payment or retirement of Debt of the Districts in the report year:

Partial interest payments on outstanding debt were made as reflected in the financial statements attached within the 2026 budget attached as Exhibit B. The amount of debt retired in 2025: \$410,000.

3. Total Assessed Valuation of the Taxable Properties within the Districts:

The Districts have received a certification of valuation from the Douglas County Assessor that reports the following net total taxable assessed valuations for 2024:

Horseshoe Ridge Metropolitan District No. 1:	\$	0
Horseshoe Ridge Metropolitan District No. 2:	\$	15,197,020
Horseshoe Ridge Metropolitan District No. 3:	\$	1,278,510
Total Assessed Value of Districts:	\$	16,911,640

4. Current Mill Levy of the Districts Pledged to Debt Retirement in the Report Year.

The current mill levies of the Districts for debt service and operations and maintenance combined are 0.000 mills for District 1, 40.352 mills for District 2, and 33.298 mills for District 3.

E. The Districts’ budget for the calendar year in which the annual report is submitted.

The Districts’ 2026 budgets are on file with the [Division of Local Government](#).

- F. A summary of residential and commercial development in the Districts for the report year.

All residential development has been completed. The commercial development of a daycare and animal hospital was completed in 2024.

- G. A summary of all fees, charges and assessments imposed by the Districts as of January 1 of the report year.

There were no fees, charges or assessments imposed by the Districts as of January 1, 2025.

- H. Certification of the Boards that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council.

No actions or events enumerated in Town Code section 10.11.060 have occurred in 2025.

- I. The name, business address and telephone number of each member of the Boards together with the name of their chief administrative officers and general counsel and the date, place and time of the regular meetings of the Boards.

The names, business address and telephone number of the Board members, president and general counsel for the Districts and the place and time for meetings are attached as **Exhibit A**.

- J. Certification from the External Financial Advisor that the District is in compliance with all provisions of the Service Plan.

Certification from the External Financial Advisor of compliance with the Service Plan has been filed with all previous Annual Reports as on file with the Town. There have been no changes and an updated certification can be provided upon request.

- K. Access information for the District's Rules and Regulations, if any, as of December 31 of the prior year.

District Contact Information: Spencer Fane LLP, Attn: David O'Leary,
1700 Lincoln Street, Ste. 2000, Denver, CO 802024
doleary@spencerfane.com

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

None.

M. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

None.

The foregoing Annual Report and accompanying exhibits are submitted this 14th day of July, 2026.

SPENCER FANE LLP

/s/ David S. O'Leary

David S. O'Leary, Esq.

For the Firm

EXHIBIT A

DISTRICT OFFICIALS CONTACT INFORMATION FOR HORSESHOE RIDGE METROPOLITAN DISTRICT NOS. 1, 2 & 3

The names, business address and telephone number of the Board members, president and general counsel for the Districts and the place and time for meetings are as follows:

Board of Directors:

District Nos. 1 & 3

Marcus S. Palkowitsh, President
Eugene G. Coppola, Vice President /Assistant Secretary/Assistant Treasurer
John M. Will, Vice President /Assistant Secretary/Assistant Treasurer
Thomas Ashburn, Vice President /Assistant Secretary/Assistant Treasurer

District No. 2

Marcus S. Palkowitsh, President
Austin Long, Director
Brian McKelvey, Director
Jason Hamel, Director
Thomas Johnson, Director

Business Address: c/o MSP Companies
The Galleria Office Towers
720 South Colorado Blvd.
Suite 940 – North Tower
Denver, CO 80246
Telephone: (303) 399-9804

General Counsel for the Districts:

Spencer Fane LLP
c/o David S. O’Leary, Esq.
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Telephone: (303) 839-3800

Place and Time for Meetings of the Districts:

The Boards have determined to not hold regular meetings at this time; rather, special meetings will be called on an as needed basis, when District business requires a meeting. Unless otherwise specified by the Boards of Directors, the location of the meetings will be held virtually and at the offices of MSP Companies, The Galleria Office Towers, 720 South Colorado Blvd., Suite 940 – North Tower, Denver, Colorado 80246, which is more than 20 miles outside of the boundaries of the Districts, but approved by previous meeting resolution and in accordance with Colorado law.