

February 26, 2026

Marcus A. McAskin  
Michow Guckenberger McAskin LLP  
5299 DTC Boulevard, Suite 300  
Greenwood Village, CO 80111

**Re: Phase 1 Public Improvements and Request for Enforcement and Reimbursement**

Dear Mr. McAskin:

The Highlands Mead Metropolitan District writes to address ongoing deficiencies in the Phase 1 public improvements and to request immediate action by the Town. These issues extend well beyond landscaping, and none of the Phase 1 public improvements have received final acceptance.

The Deputy Town Engineer has issued a comprehensive Final Punchlist identifying required corrective work. The District is not preparing a separate summary and instead relies on the Town of Mead to enforce the Subdivision Improvement Agreement with the Developer. Under the applicable conditional acceptance resolutions and the Mead Municipal Code, the Developer remains solely responsible for maintaining and repairing the improvements, at its expense, until final acceptance. Only upon final acceptance do the Town and District assume long-term maintenance obligations.

The Deputy Town Engineer estimates approximately \$1.6 million is required to complete and repair the remaining items. We understand the Developer disputes this amount and lacks sufficient letters of credit, resulting in continued delay. Prior conditional acceptances have expired, and little substantive progress has been made on the Final Punchlist.

In the absence of Developer compliance, the District has intervened to protect public safety and prevent further deterioration of unaccepted infrastructure. Over the past two years, the District has expended more than \$253,000 on maintenance and repairs, including more than \$60,000 for snow removal on streets not yet accepted by the Town. These were necessary stopgap measures but remain the Developer's responsibility.

With respect to landscaping, the District's maintenance and repairs have been undertaken to prevent installed plant material from dying and to avoid compounding damages while the improvements remain unaccepted by the Town. The District is not assuming long-term responsibility prior to final acceptance. These costs remain the Developer's obligation.

The District therefore expects full reimbursement of the more than \$253,000 expended due to the Developer's default and expects the Town to draw on the Developer's letters of credit and remit those proceeds to the District.

Accordingly, the District requests that the Town:

1. Issue a formal written demand to the Developer requiring the completion of all Final Punch List items for Phase 1 and set a clear, specific, and enforceable deadline for compliance.
2. Draw upon the Developer's letters of credit and remit \$253,000 to the District due to the Developer's default and establish a formal process for monthly reimbursement to the District for any ongoing maintenance and repair costs incurred prior to final acceptance by the Town.

The District remains prepared to coordinate toward a prompt and lawful resolution. Continued delay is not acceptable, and financial responsibility must be returned to the Developer. We are enclosing all documents received to date. If additional materials exist, they have not been provided to us. We respectfully request that this matter be placed on an upcoming Board agenda for discussion and formal action. Please contact me at 970-420-8044 or bfessler7@gmail.com if you have any questions.

Sincerely,

//Signed//

Bryon Fessler  
President, Board of Directors  
Highlands Mead Metropolitan District

cc:  
Mayor and Members of the Board of Trustees  
Town Manager  
Town Engineer

enclosures:

- Town of Mead Final Acceptance Punch List (Phase 1A)
- Town of Mead Final Acceptance Punch List (Phase 1C & 1D)
- Town of Mead Final Acceptance Punch List (Landscaping)
- District Summary of Phase 1 Unaccepted Public Improvements – Landscaping Maintenance and Repair Expenditures



**Project Name:** The Highlands  
**Contractor:** Prosper Land & Development  
**Inspector:** Deano Korecky Jr.  
**Punchwalk Dates:** April 1st, 2024  
**Final Acceptance:** Phase 1A

**Punch List Items**

No.	Item	Description	Location	Observation Date	Completion Date	Town Sign-Off
1	Concrete Cracks	R&R (Concrete Marked out in pink onsite)	Red on map (All of Phase 1A)	4/1/2024		
2	Expansion	Seal all expansion per Town of Mead Standards	Green on map (All of Phase 1A)	4/1/2024		
3	Asphalt	Patchback per Town of Mead Standards (After R&R Concrete)	All of Phase 1A	4/1/2024		
4	Asphalt	Patch all areas marked in pink onsite	When doing R&R work (All of Phase 1A)	4/1/2024		
5	Sewer	Provide test report for tracer wire continuity	Lake Helen Blvd/Park Street	4/1/2024		
6	Sewer	Provide pipe and manhole tests and results	All of Phase 1A	4/1/2024		
7	Sewer	Provide video files of TV inspection on a DVD or flash drive	All of Phase 1A	4/1/2024		
8	Manhole	Wrong Manhole Lid (Replace per Town of Mead Standards)	Lake Helen Blvd	4/1/2024		
9	As-Built Plans	Per Town of Mead Standards (Any Changes)	All of Phase 1A	4/1/2024		
10	Clean-Up	Clean up entire site when complete (Professional Street Sweeper)	All of Phase 1A	4/1/2024		
11	BOT MEETING	Metro District to Board Meeting at Final Acceptance	Town Hall	4/1/2024		



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back  
**\*\*NO PARK SIGNS NEED TO BE ADDED PER PLAN\*\***



Concrete R&R/Asphalt Patch Back



Seal all expansion per Town of Mead Standard



Rout-&-Seal All cracks



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back



Cut in Water service



Rout-&-Seal All cracks



Concrete R&R/Asphalt Patch Back



Concrete R&R/Backfill/Sod



Cut in Water service



Concrete R&R/Backfill/Sod

The Highlands Subdivision  
Contractor: Prosper  
April 1<sup>st</sup>, 2024  
Final Acceptance Punch-list Photos (Phase 1A)



Concrete R&R/Expansion/Seal



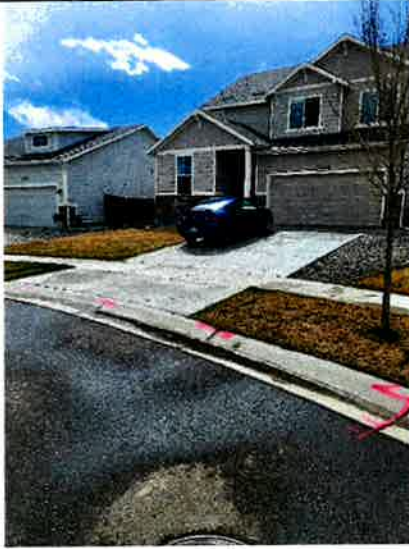
Cut in Water service



Concrete R&R/Asphalt Patch Back



Rout-&-Seal All cracks



Concrete R&R/Asphalt Patch Back



Concrete R&R/Backfill/Sod



Rout-&-Seal All cracks



Concrete R&R/Asphalt Patch Back



Concrete R&R/Asphalt Patch Back



Concrete R&R/Backfill/Sod



Concrete R&R/Asphalt Patch Back



Concrete Patch



Concrete R&R/Backfill/Sod  
Patch Concrete



Street Sign meet Town Standards



Concrete R&R/Asphalt Patch Back



Seal All Expansion/Patch concrete



Concrete R&R/Asphalt Patch Back



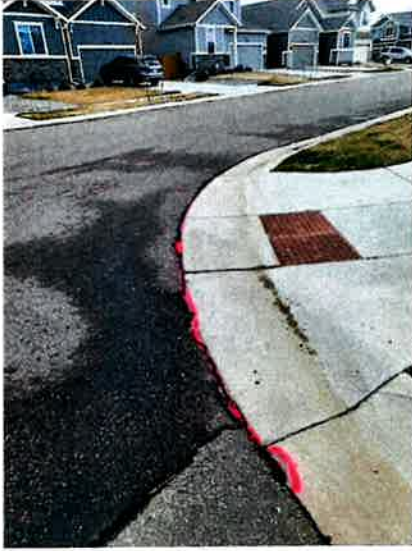
Concrete R&R/Asphalt Patch Back



Asphalt Patch



Street Sign meet Town Standards/R&R Concrete



Asphalt Patch



Asphalt Patch



Concrete R&R/Asphalt Patch



Wrong Manhole Lid  
Replace per Town of Mead Standard



Concrete R&R/Asphalt Patch



Make sure not holding H2O/Rout-&-Seal All cracks



Asphalt Patch

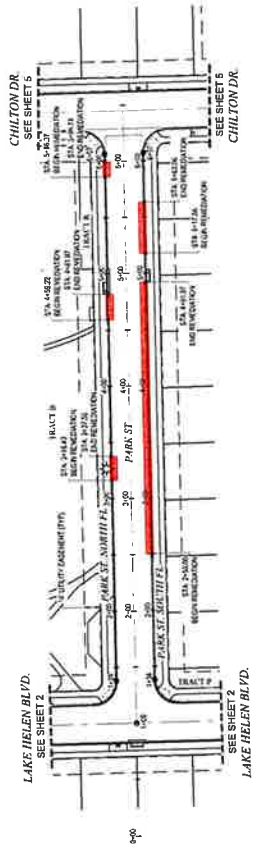


Concrete R&R/Asphalt Patch

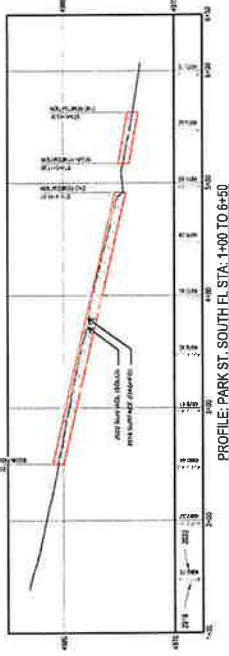
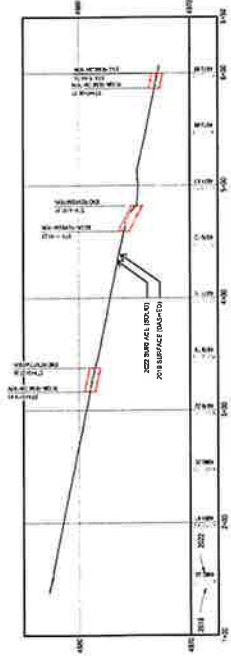




KEY MAP



PLAN: PARK ST. STA. 0+00 TO 7+00  
HORIZONTAL SCALE: 1" = 50'



**GENERAL LEGEND**

PROPERTY LINE	PR 5' CONTOUR
CENTRAL LINE	EX 5' CONTOUR
SEWER	STORM DRAIN
SANITARY SEWER	MANHOLE
FIRE HYDRANT	GATE VALVE
CONC. SW	EASEMENT
FRASER	ALLEY
PROPOSED REVISION	

**ABBREVIATIONS**

A1 - ANGLE BRIDGE	UP - UPPOINT
B1 - BOTTOM OF CURB	WC - WALKWAY
C1 - CATCHBASIN	PC - POINT OF COMPOUND
E1 - ELEVATION	PI - POINT OF INFLECTION
E2 - ELEVATION	PI - POINT OF INFLECTION
E3 - ELEVATION	PL - PROPERTY LINE
E4 - ELEVATION	PL - PROPERTY LINE
E5 - ELEVATION	PL - PROPERTY LINE
E6 - ELEVATION	PL - PROPERTY LINE
E7 - ELEVATION	PL - PROPERTY LINE
E8 - ELEVATION	PL - PROPERTY LINE
E9 - ELEVATION	PL - PROPERTY LINE
E10 - ELEVATION	PL - PROPERTY LINE
E11 - ELEVATION	PL - PROPERTY LINE
E12 - ELEVATION	PL - PROPERTY LINE
E13 - ELEVATION	PL - PROPERTY LINE
E14 - ELEVATION	PL - PROPERTY LINE
E15 - ELEVATION	PL - PROPERTY LINE
E16 - ELEVATION	PL - PROPERTY LINE
E17 - ELEVATION	PL - PROPERTY LINE
E18 - ELEVATION	PL - PROPERTY LINE
E19 - ELEVATION	PL - PROPERTY LINE
E20 - ELEVATION	PL - PROPERTY LINE

**NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
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THE HIGHLANDS  
 AS-BUILT FLOW LINE EXHIBIT  
 TOWN OF MEAD, COLORADO  
 DEVELOPMENT, LLC  
 PREPARED FOR  
 PROSPER LAND &  
 DEVELOPMENT, LLC  
 1539 MARKET STREET, SUITE 200  
 DENVER, COLORADO 80202  
 PREPARED BY  
**ENERGY**  
 CONSULTING GROUP  
 424 KENNEDY STREET  
 LOUKHOFF CO 80004  
 JOE STEINER, P.E. @ JOE@ENERGYCONSULTING.COM  
 PLAN & PROFILE  
 PARK ST. STA. 0+00 TO 7+00  
 PROJECT NO. 2024-001  
 DATE: JANUARY 23, 2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 VERIFIED SCALE: [Scale]  
 SHEET NO. 3 OF 5

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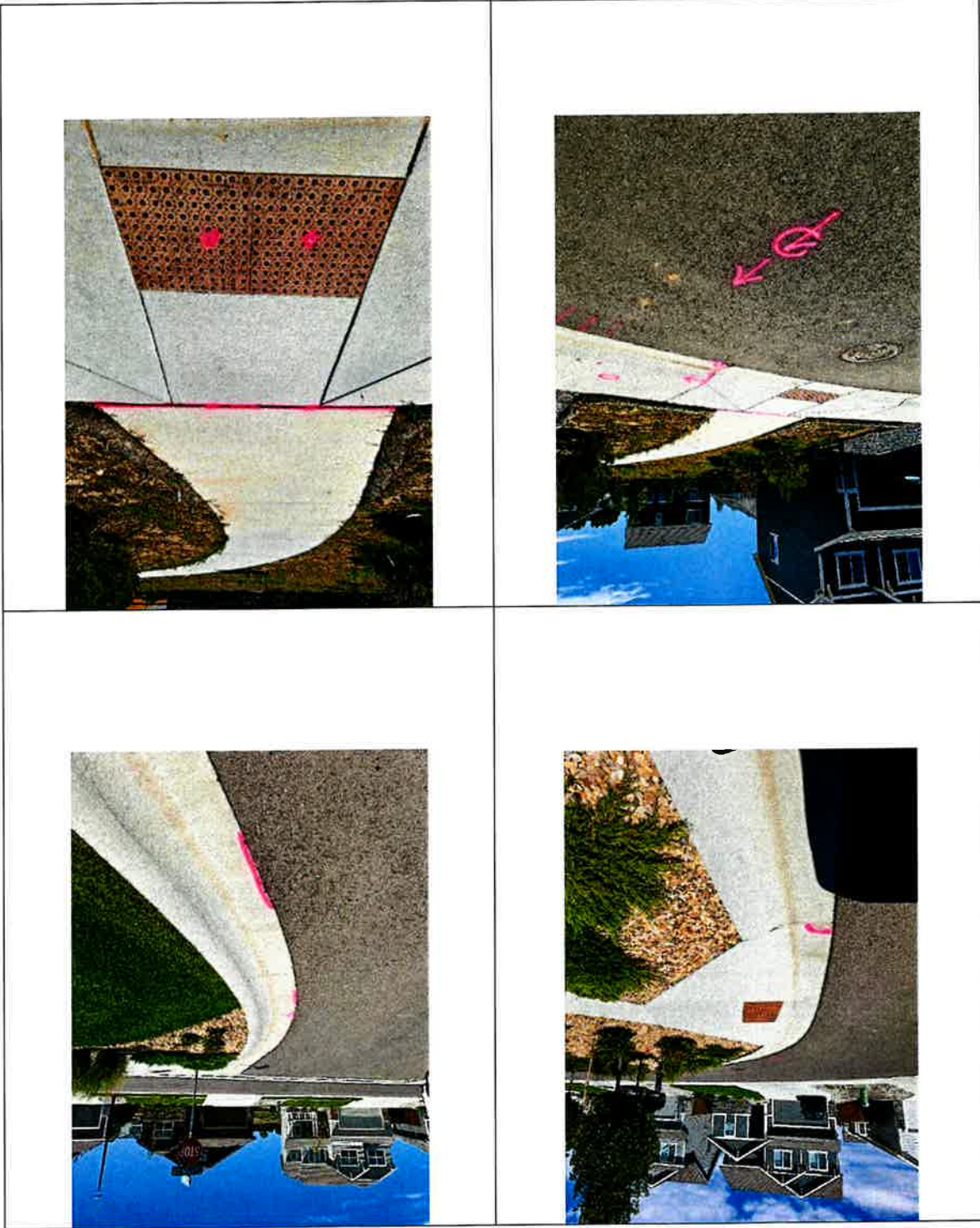




Project Name: The Highlands  
 Contractor: Prosper Land & Development  
 Inspector: Deano Korecky Jr.  
 Punchwalk Dates: August 12th, 2024  
 Final Acceptance: Phase 1C & 1D

Punch List Items

No.	Item	Description	Location	Observation Date	Completion Date	Town Sign-Off
1	Concrete	R&R (Concrete Marked out in pink onsite)	Red on map (All of Phase 1C & 1D)	8/12/2024		
2	Cracks	Rout-&-Seal all cracks per Town of Mead Standards	Red on map (All of Phase 1C & 1D)	8/12/2024		
3	Expansion	Seal all expansion per Town of Mead Standards	Green on map (All of Phase 1C & 1D)	8/12/2024		
4	Asphalt	Patchback per Town of Mead Standards (After R&R Concrete)	When doing R&R work (All of Phase 1C & 1D)	8/12/2024		
5	Asphalt	Patch all areas marked in pink onsite	Blue on map (All Phase 1C & 1D)	8/12/2024		
6	Box Culvert	Leaks from deck that needs to be replaced (attached report)	Hugues Drive	8/12/2024		
7	Box Culvert	Add delineators (4 Total)	Hugues Drive	8/12/2024		
8	Sewer	Provide test report for tracer wire continuity	All of Phase 1C & 1D	8/12/2024		
9	Sewer	Provide pipe and manhole tests and results	All of Phase 1C & 1D	8/12/2024		
10	Sewer	Provide video files of TV inspection on a DVD or flash drive	All of Phase 1C & 1D	8/12/2024		
11	Sewer	Mark Sewer Service on Curb "S"	Green on map (All of Phase 1C & 1D)	8/12/2024		
12	Storm	Clean up all inlets and erosion control	All of Phase 1C & 1D	8/12/2024		
13	Manhole	Wrong Manhole Lid (Replace per Town of Mead Standards)	Green Circle on map (All of Phase 1C & 1D)	8/12/2024		
14	As-Built Plans	Per Town of Mead Standards (Any Changes)	All of Phase 1C & 1D	8/12/2024		
15	Clean-Up	Clean up entire site when complete (Professional Street Sweeper)	All of Phase 1C & 1D	8/12/2024		
16	BOT MEETING	Metro District to Board Meeting at Final Acceptance	Town Hall	8/12/2024		



The Highlands  
Contractor: Prosper Land & Development  
August 12<sup>th</sup>, 2024  
Final Acceptance Punch-list (Phase 1C & 1D)



The Highlands  
Contractor: Prosper Land & Development  
August 12<sup>th</sup>, 2024  
Final Acceptance Punch-list (Phase 1C & 1D)

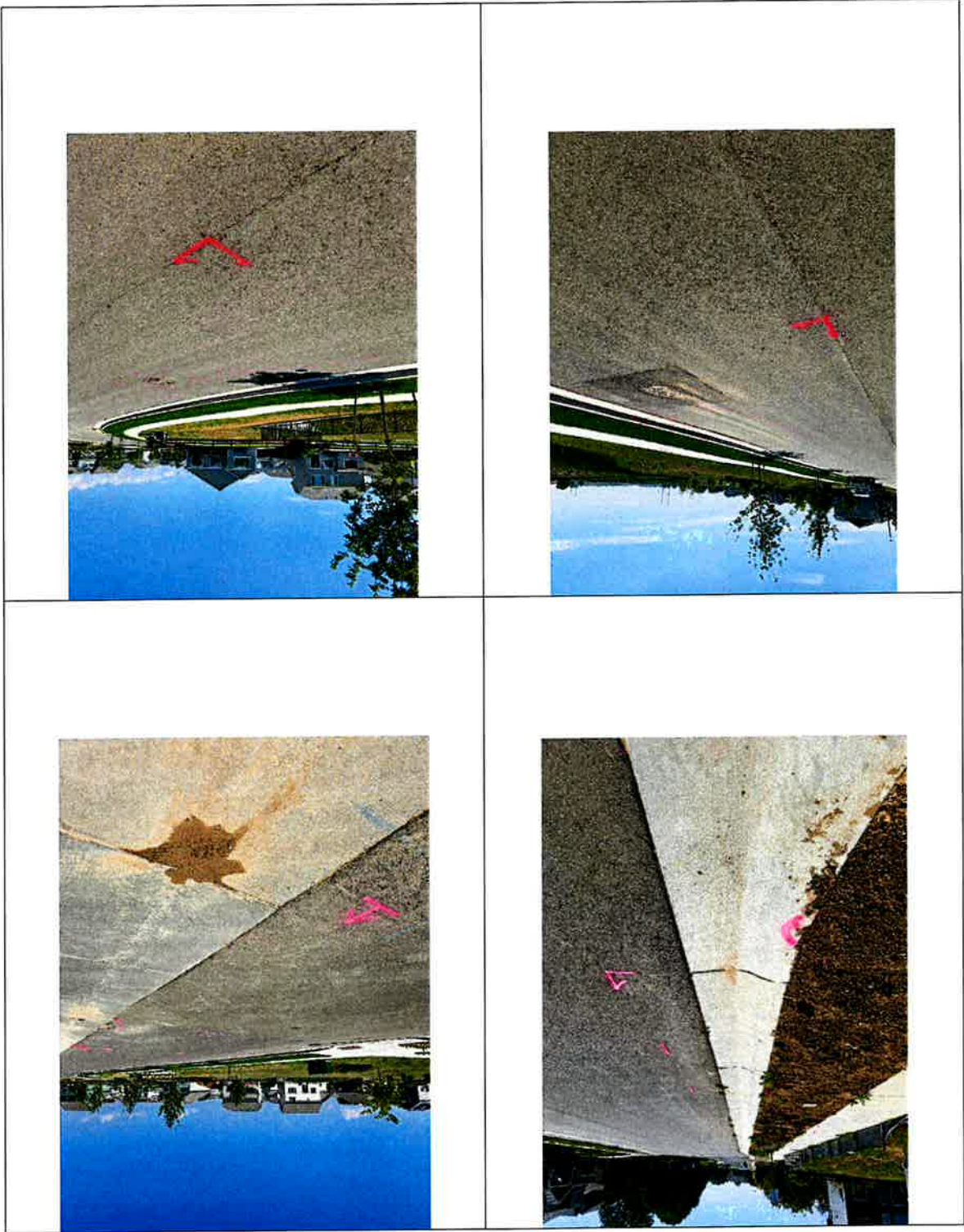




The Highlands  
Contractor: Prosper Land & Development  
August 12<sup>th</sup>, 2024  
Final Acceptance Punch-list (Phase 1C & 1D)



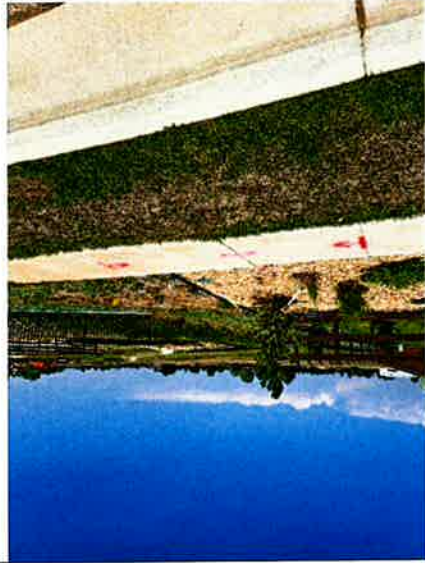
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Contractor: Prosper Land & Development  
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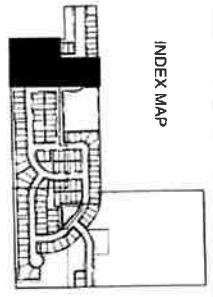


The Highlands  
Contractor: Prosper Land & Development  
August 12<sup>th</sup>, 2024  
Final Acceptance Punch-list (Phase 1C & 1D)





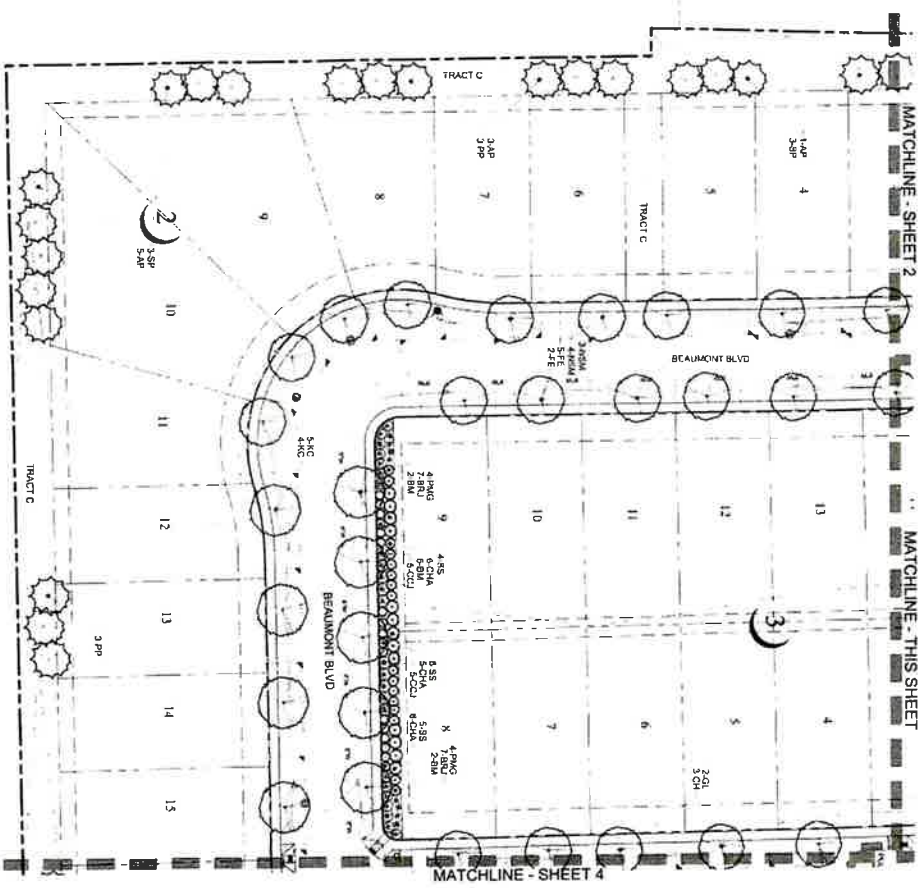
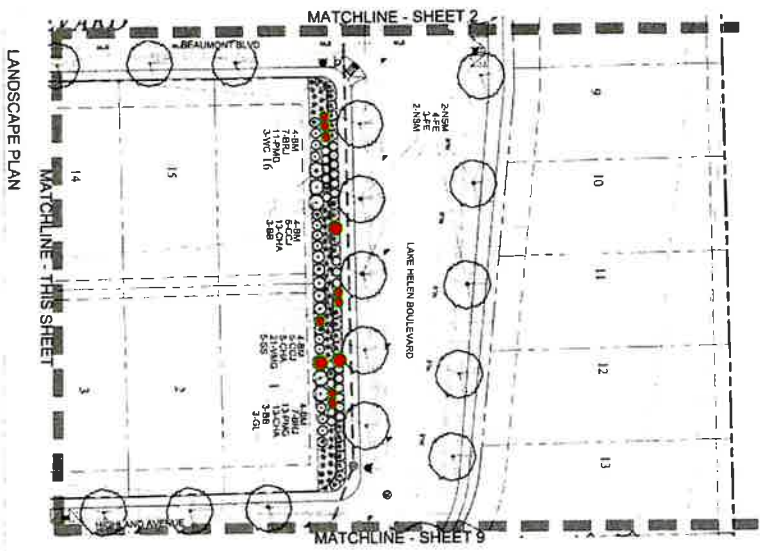




INDEX MAP

# FINAL LANDSCAPE PLAN THE HIGHLANDS - FILING 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 8TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- LEGEND
- 1' BEAUMONT BIRD
  - 2' BEAUMONT BIRD
  - 3' BEAUMONT BIRD
  - 4' BEAUMONT BIRD
  - 5' BEAUMONT BIRD
  - 6' BEAUMONT BIRD
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  - 98' BEAUMONT BIRD
  - 99' BEAUMONT BIRD
  - 100' BEAUMONT BIRD



## THE HIGHLANDS - FILING 1 Final Landscape Plan Mead, Colorado

**PREPARED BY:**  
BENJAMIN CONSULTING GROUP, LLC  
1875 Mead, Weld County, CO 80150  
303.426.1111

**DATE:**  
10/15/2014

**PROJECT:**  
THE HIGHLANDS - FILING 1  
LANDSCAPE PLAN

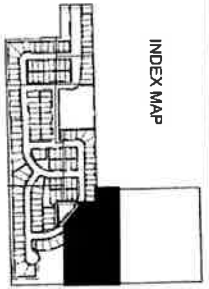
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1" = 30'

**3 OF 13**





INDEX MAP

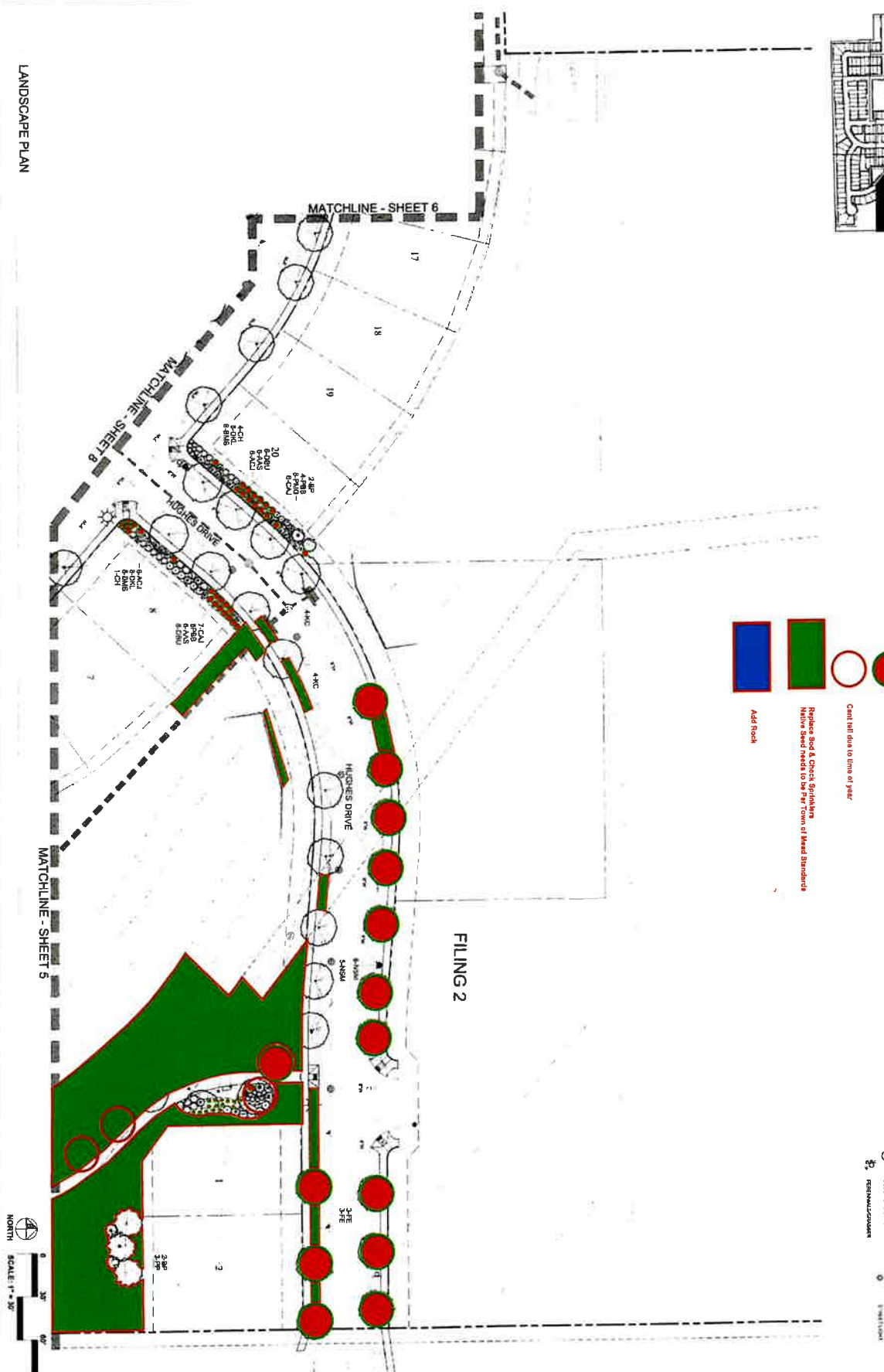


# FINAL LANDSCAPE PLAN THE HIGHLANDS - FILING 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH,  
RANGE 88 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

- Replace Deadening Trees & Shrubs
- Cant sell due to time of year
- Replace Sod & Check Sprinklers  
Native Spec. Trees to be per Town of Mead Standards
- Add Rock

- LEGEND
- OCCUPYING TREES
  - 4" - 6" DBH TREES
  - 6" - 8" DBH TREES
  - 8" - 10" DBH TREES
  - 10" - 12" DBH TREES
  - 12" - 14" DBH TREES
  - 14" - 16" DBH TREES
  - 16" - 18" DBH TREES
  - 18" - 20" DBH TREES
  - 20" - 24" DBH TREES
  - 24" - 30" DBH TREES
  - 30" - 36" DBH TREES
  - 36" - 42" DBH TREES
  - 42" - 48" DBH TREES
  - 48" - 54" DBH TREES
  - 54" - 60" DBH TREES
  - 60" - 66" DBH TREES
  - 66" - 72" DBH TREES
  - 72" - 78" DBH TREES
  - 78" - 84" DBH TREES
  - 84" - 90" DBH TREES
  - 90" - 96" DBH TREES
  - 96" - 102" DBH TREES
  - 102" - 108" DBH TREES
  - 108" - 114" DBH TREES
  - 114" - 120" DBH TREES
  - 120" - 126" DBH TREES
  - 126" - 132" DBH TREES
  - 132" - 138" DBH TREES
  - 138" - 144" DBH TREES
  - 144" - 150" DBH TREES
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  - 222" - 228" DBH TREES
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  - 558" - 564" DBH TREES
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  - 576" - 582" DBH TREES
  - 582" - 588" DBH TREES
  - 588" - 594" DBH TREES
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  - 612" - 618" DBH TREES
  - 618" - 624" DBH TREES
  - 624" - 630" DBH TREES
  - 630" - 636" DBH TREES
  - 636" - 642" DBH TREES
  - 642" - 648" DBH TREES
  - 648" - 654" DBH TREES
  - 654" - 660" DBH TREES
  - 660" - 666" DBH TREES
  - 666" - 672" DBH TREES
  - 672" - 678" DBH TREES
  - 678" - 684" DBH TREES
  - 684" - 690" DBH TREES
  - 690" - 696" DBH TREES
  - 696" - 702" DBH TREES
  - 702" - 708" DBH TREES
  - 708" - 714" DBH TREES
  - 714" - 720" DBH TREES
  - 720" - 726" DBH TREES
  - 726" - 732" DBH TREES
  - 732" - 738" DBH TREES
  - 738" - 744" DBH TREES
  - 744" - 750" DBH TREES
  - 750" - 756" DBH TREES
  - 756" - 762" DBH TREES
  - 762" - 768" DBH TREES
  - 768" - 774" DBH TREES
  - 774" - 780" DBH TREES
  - 780" - 786" DBH TREES
  - 786" - 792" DBH TREES
  - 792" - 798" DBH TREES
  - 798" - 804" DBH TREES
  - 804" - 810" DBH TREES
  - 810" - 816" DBH TREES
  - 816" - 822" DBH TREES
  - 822" - 828" DBH TREES
  - 828" - 834" DBH TREES
  - 834" - 840" DBH TREES
  - 840" - 846" DBH TREES
  - 846" - 852" DBH TREES
  - 852" - 858" DBH TREES
  - 858" - 864" DBH TREES
  - 864" - 870" DBH TREES
  - 870" - 876" DBH TREES
  - 876" - 882" DBH TREES
  - 882" - 888" DBH TREES
  - 888" - 894" DBH TREES
  - 894" - 900" DBH TREES
  - 900" - 906" DBH TREES
  - 906" - 912" DBH TREES
  - 912" - 918" DBH TREES
  - 918" - 924" DBH TREES
  - 924" - 930" DBH TREES
  - 930" - 936" DBH TREES
  - 936" - 942" DBH TREES
  - 942" - 948" DBH TREES
  - 948" - 954" DBH TREES
  - 954" - 960" DBH TREES
  - 960" - 966" DBH TREES
  - 966" - 972" DBH TREES
  - 972" - 978" DBH TREES
  - 978" - 984" DBH TREES
  - 984" - 990" DBH TREES
  - 990" - 996" DBH TREES
  - 996" - 1002" DBH TREES
  - 1002" - 1008" DBH TREES
  - 1008" - 1014" DBH TREES
  - 1014" - 1020" DBH TREES
  - 1020" - 1026" DBH TREES
  - 1026" - 1032" DBH TREES
  - 1032" - 1038" DBH TREES
  - 1038" - 1044" DBH TREES
  - 1044" - 1050" DBH TREES
  - 1050" - 1056" DBH TREES
  - 1056" - 1062" DBH TREES
  - 1062" - 1068" DBH TREES
  - 1068" - 1074" DBH TREES
  - 1074" - 1080" DBH TREES
  - 1080" - 1086" DBH TREES
  - 1086" - 1092" DBH TREES
  - 1092" - 1098" DBH TREES
  - 1098" - 1104" DBH TREES
  - 1104" - 1110" DBH TREES
  - 1110" - 1116" DBH TREES
  - 1116" - 1122" DBH TREES
  - 1122" - 1128" DBH TREES
  - 1128" - 1134" DBH TREES
  - 1134" - 1140" DBH TREES
  - 1140" - 1146" DBH TREES
  - 1146" - 1152" DBH TREES
  - 1152" - 1158" DBH TREES
  - 1158" - 1164" DBH TREES
  - 1164" - 1170" DBH TREES
  - 1170" - 1176" DBH TREES
  - 1176" - 1182" DBH TREES
  - 1182" - 1188" DBH TREES
  - 1188" - 1194" DBH TREES
  - 1194" - 1200" DBH TREES
  - 1200" - 1206" DBH TREES
  - 1206" - 1212" DBH TREES
  - 1212" - 1218" DBH TREES
  - 1218" - 1224" DBH TREES
  - 1224" - 1230" DBH TREES
  - 1230" - 1236" DBH TREES
  - 1236" - 1242" DBH TREES
  - 1242" - 1248" DBH TREES
  - 1248" - 1254" DBH TREES
  - 1254" - 1260" DBH TREES
  - 1260" - 1266" DBH TREES
  - 1266" - 1272" DBH TREES
  - 1272" - 1278" DBH TREES
  - 1278" - 1284" DBH TREES
  - 1284" - 1290" DBH TREES
  - 1290" - 1296" DBH TREES
  - 1296" - 1302" DBH TREES
  - 1302" - 1308" DBH TREES
  - 1308" - 1314" DBH TREES
  - 1314" - 1320" DBH TREES
  - 1320" - 1326" DBH TREES
  - 1326" - 1332" DBH TREES
  - 1332" - 1338" DBH TREES
  - 1338" - 1344" DBH TREES
  - 1344" - 1350" DBH TREES
  - 1350" - 1356" DBH TREES
  - 1356" - 1362" DBH TREES
  - 1362" - 1368" DBH TREES
  - 1368" - 1374" DBH TREES
  - 1374" - 1380" DBH TREES
  - 1380" - 1386" DBH TREES
  - 1386" - 1392" DBH TREES
  - 1392" - 1398" DBH TREES
  - 1398" - 1404" DBH TREES
  - 1404" - 1410" DBH TREES
  - 1410" - 1416" DBH TREES
  - 1416" - 1422" DBH TREES
  - 1422" - 1428" DBH TREES
  - 1428" - 1434" DBH TREES
  - 1434" - 1440" DBH TREES
  - 1440" - 1446" DBH TREES
  - 1446" - 1452" DBH TREES
  - 1452" - 1458" DBH TREES
  - 1458" - 1464" DBH TREES
  - 1464" - 1470" DBH TREES
  - 1470" - 1476" DBH TREES
  - 1476" - 1482" DBH TREES
  - 1482" - 1488" DBH TREES
  - 1488" - 1494" DBH TREES
  - 1494" - 1500" DBH TREES



LANDSCAPE PLAN



## THE HIGHLANDS - FILING 1

Final Landscape Plan  
Mead, Colorado

DATE:	NOV 14, 2011
PROJECT:	THE HIGHLANDS - FILING 1
CLIENT:	PROFFER LAND & DEVELOPMENT, LLC
DESIGNER:	EVERETT CONSULTING
SCALE:	1" = 20'
SHEET:	7 OF 13

**PROFFER LAND & DEVELOPMENT, LLC**  
1420 10th Street, Suite 100  
Mead, CO 80541  
719.833.1111

**EVERETT CONSULTING**  
1420 10th Street, Suite 100  
Mead, CO 80541  
719.833.1111

**THE HIGHLANDS - FILING 1**  
Final Landscape Plan  
Mead, Colorado





<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
C&C Landscaping LLC	1093	2/22/23	\$1,400.00	Snow removal
United Power	22706201	2/23/2023	\$23.21	Electricity
Little Thompson Water District	8980.01	3/10/2023	\$43.83	Water
Little Thompson Water District	9319.01	3/10/2023	\$43.83	Water
Little Thompson Water District	9647.01	3/20/2023	\$34.49	Water
United Power	22618801	3/23/2023	\$22.86	Electricity
C&C Landscaping LLC	1100	3/27/2023	\$1,200.00	Snow removal
Mill Brothers Landscape Group	38103	4/1/2023	\$2,587.78	Landscaping
C&C Landscaping LLC	1101	4/4/2023	\$1,200.00	Snow removal
Little Thompson Water District	9319.01	4/10/2023	\$43.83	Water
Little Thompson Water District	8980.01	4/10/2023	\$43.83	Water
United Power	21644901	4/10/2023	\$22.96	Electricity
Little Thompson Water District	9647.01	4/20/2023	\$34.49	Water
United Power	22706201	4/24/2023	\$23.21	Electricity
Mill Brothers Landscape Group	38344	5/1/2023	\$2,587.78	Landscaping
Little Thompson Water District	8980.01	5/10/2023	\$43.83	Water
Little Thompson Water District	9319.01	5/10/2023	\$43.83	Water
United Power	21644901	5/10/2023	\$23.06	Electricity
Little Thompson Water District	9647.01	5/20/2023	\$34.49	Water
United Power	22618801	5/23/2023	\$22.73	Electricity
United Power	22706201	5/23/2023	\$23.21	Electricity
Mill Brothers Landscape Group	38635	6/1/2023	\$2,587.78	Landscaping
American Backflow Consulting and Services	672079	6/8/2023	\$90.00	Backflow testing
United Power	21644901	6/8/2023	\$22.77	Electricity
Little Thompson Water District	9319.01	6/10/2023	\$50.34	Water
Little Thompson Water District	8980.01	6/10/2023	\$75.32	Water
Little Thompson Water District	9647.01	6/20/2023	\$80.11	Water
United Power	22618801	6/26/2023	\$22.87	Electricity
United Power	22706201	6/26/2023	\$23.21	Electricity
Mill Brothers Landscape Group	38945	7/1/2023	\$2,587.78	Landscaping
Little Thompson Water District	9319.01	7/10/2023	\$486.58	Water
Little Thompson Water District	8980.01	7/10/2023	\$317.15	Water
United Power	21644901	7/10/2023	\$22.97	Electricity
Mill Brothers Landscape Group	39115	7/17/2023	\$2,326.91	Irrigation Repairs
Mill Brothers Landscape Group	39155	7/19/2023	\$1,959.60	Irrigation Repairs
Little Thompson Water District	9647.01	7/20/2023	\$200.88	Water
United Power	22618801	7/25/2023	\$22.63	Electricity
United Power	22706201	7/25/2023	\$23.22	Electricity
Mill Brothers Landscape Group	39458	7/27/2023	\$319.19	Irrigation Repairs
Mill Brothers Landscape Group	39380	8/1/2023	\$2,587.78	Landscaping

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
C&C Landscaping LLC	1128	8/7/2023	\$150.00	Park Maintenance
United Power	21644901	8/8/2023	\$23.21	Electricity
Little Thompson Water District	9319.01	8/10/2023	\$940.66	Water
Little Thompson Water District	8980.01	8/10/2023	\$702.38	Water
Little Thompson Water District	9647.01	8/20/2023	\$490.15	Water
United Power	22618801	8/23/2023	\$22.87	Electricity
United Power	22706201	8/23/2023	\$23.31	Electricity
Mill Brothers Landscape Group	39655	8/24/2023	\$4,112.96	Irrigation Repairs
Mill Brothers Landscape Group	39831	9/1/2023	\$2,587.78	Landscaping
United Power	21644901	9/7/2023	\$23.07	Electricity
Little Thompson Water District	9319.01	9/10/2023	\$1,275.72	Water
Little Thompson Water District	8980.01	9/10/2023	\$719.22	Water
american Backflow Consulting and Services	728330	9/19/2023	\$280.00	backflow testing
Little Thompson Water District	9647.01	9/20/2023	\$858.87	Water
United Power	22618801	9/26/2023	\$22.87	Electricity
United Power	22706201	9/26/2023	\$23.31	Electricity
Mill Brothers Landscape Group	40137	10/1/2023	\$2,587.78	Landscaping
Little Thompson Water District	9319.01	10/10/2023	\$506.74	Water
Little Thompson Water District	8908.01	10/10/2023	\$305.75	Water
United Power	21644901	10/10/2023	\$23.21	Electricity
Little Thompson Water District	9647.01	10/20/2023	\$316.15	Water
United Power	22618801	10/24/2023	\$22.74	Electricity
United Power	22706201	10/24/2023	\$23.32	Electricity
C&C Landscaping LLC	1152	10/29/2023	\$2,600.00	Snow removal
Mill Brothers Landscape Group	40515	11/1/2023	\$2,587.78	Landscaping
Mill Brothers Landscape Group	40564	11/7/2023	\$144.00	Irrigation Repairs
United Power	21644901	11/8/2023	\$22.97	Electricity
Little Thompson Water District	9319.01	11/10/2023	\$90.63	Water
Little Thompson Water District	8980.01	11/10/2023	\$16.91	Water
Little Thompson Water District	9647.01	11/20/2023	\$37.36	Water
C&C Landscaping LLC	1155	11/25/2023	\$2,600.00	Snow removal
C&C Landscaping LLC	1159	11/25/23	\$2,700.00	Snow removal
United Power	22618801	11/27/2023	\$22.75	Electricity
United Power	22706201	11/27/2023	\$23.32	Electricity
Mill Brothers Landscape Group	40778	11/30/2023	\$620.00	Irrigation Repairs
Mill Brothers Landscape Group	40852	12/1/2023	\$2,587.79	Landscaping
United Power	21644901	12/7/2023	\$22.96	Electricity
Little Thompson Water District	8980.01	12/10/2023	\$43.83	Water
Little Thompson Water District	9319.01	12/10/2023	\$43.83	Water
Little Thompson Water District	9647.01	12/20/2023	\$34.49	Water

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
United Power	22618801	12/26/2023	\$22.73	Electricity
United Power	22706201	12/26/2023	\$23.31	Electricity
Mill Brothers Landscape Group	40963	1/1/2024	\$3,755.28	Landscaping
United Power	21644901	1/9/2024	\$23.30	Electricity
Little Thompson Water District	8980.01	1/10/2024	\$43.83	Water
Little Thompson Water District	9319.01	1/10/2024	\$43.83	Water
C&C Landscaping LLC	1165	1/13/2024	\$2,600.00	Snow removal
C&C Landscaping LLC	1171	1/15/2024	\$2,600.00	Snow removal
Little Thompson Water District	9647.01	1/20/2024	-\$2.87	Water
United Power	22706201	1/24/2024	\$23.31	Electricity
United Power	22618801	1/24/2024	\$22.96	Electricity
Mill Brothers Landscape Group	41161	1/25/2024	\$220.00	Irrigation Repairs
Mill Brothers Landscape Group	41203	2/1/2024	\$3,755.28	Landscaping
United Power	22706201	2/5/2024	\$23.43	Electricity
United Power	22618801	2/5/2024	\$22.95	Electricity
United Power	21644901	2/8/2024	\$22.96	Electricity
C&C Landscaping LLC	1175	2/10/2024	\$2,700.00	Snow removal
Little Thompson Water District	8980.01	2/10/2024	\$43.34	Water
Little Thompson Water District	9319.01	2/10/2024	\$47.34	Water
C&C Landscaping LLC	1179	2/17/2024	\$2,600.00	Snow removal
Little Thompson Water District	9647.01	2/20/2024	\$34.38	Water
United Power	21644901	2/20/2024	\$23.20	Electricity
Mill Brothers Landscape Group	41589	3/1/2024	\$3,755.28	Landscaping
United Power	22706201	3/5/2024	\$23.32	Electricity
United Power	22618801	3/5/2024	\$22.58	Electricity
Little Thompson Water District	8980.01	3/10/2024	\$61.29	Water
Little Thompson Water District	9319.01	3/10/2024	\$61.29	Water
C&C Landscaping LLC	1181	3/14/2024	\$2,600.00	Snow removal
United Power	21644901	3/19/2024	\$23.20	Electricity
Little Thompson Water District	9647.01	3/20/2024	\$50.34	Water
Mill Brothers Landscape Group	41970	4/1/2024	\$3,755.28	Landscaping
United Power	22706201	4/3/2024	\$23.43	Electricity
United Power	22618801	4/3/2024	\$22.33	Electricity
Little Thompson Water District	8980.01	4/10/2024	\$61.29	Water
Little Thompson Water District	9319.01	4/10/2024	\$61.29	Water
United Power	21644901	4/18/2024	\$23.06	Electricity
Little Thompson Water District	9647.01	4/20/2024	\$50.34	Water
Mill Brothers Landscape Group	42246	5/1/2024	\$3,755.28	Landscaping
United Power	22706201	5/3/2024	\$23.32	Electricity
United Power	22618801	5/3/2024	\$22.11	Electricity

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
Little Thompson Water District	8980.01	5/10/2024	\$61.29	Water
Little Thompson Water District	9319.01	5/10/2024	\$61.29	Water
United Power	21644901	5/17/2024	\$23.20	Electricity
Little Thompson Water District	9647.01	5/20/2024	\$50.34	Water
American Backflow Consulting and Services	846821	5/28/2024	\$100.00	backflow testing
Mill Brothers Landscape Group	42585	6/1/2024	\$3,755.28	Landscaping
Davey	918583081	6/4/2024	\$780.00	Landscaping
United Power	22706201	6/4/2024	\$23.45	Electricity
United Power	22618801	6/4/2024	\$22.23	Electricity
Little Thompson Water District	8980.01	6/10/2024	\$78.12	Water
Little Thompson Water District	9319.01	6/10/2024	\$65.22	Water
United Power	21644901	6/18/2024	\$23.15	Electricity
Little Thompson Water District	9647.01	6/20/2024	\$213.05	Water
Mill Brothers Landscape Group	42769	6/23/2024	\$1,423.78	Irrigation Repairs
Mill Brothers Landscape Group	42975	7/1/2024	\$3,755.28	Landscaping
United Power	22706201	7/3/2024	\$23.43	Electricity
United Power	22618801	7/3/2024	\$22.93	Electricity
Little Thompson Water District	8980.01	7/10/2024	\$937.77	Water
Little Thompson Water District	9319.01	7/10/2024	\$1,510.85	Water
Little Thompson Water District	9647.01	7/20/2024	\$677.88	Water
Mill Brothers Landscape Group	43375	8/1/2024	\$3,755.28	Landscaping
United Power	22706201	08/05/2024	\$23.58	Electricity
United Power	22618801	8/5/2024	\$23.05	Electricity
Mill Brothers Landscape Group	43559	8/7/2024	\$336.00	Irrigation Repairs
Little Thompson Water District	8980.01	8/10/2024	\$992.05	Water
Little Thompson Water District	9319.01	8/10/2024	\$1,251.05	Water
American Backflow Consulting and Services	900570	8/13/2024	\$200.00	backflow testing
United Power	21644901	8/16/2024	\$23.31	Electricity
Little Thompson Water District	9647.01	8/20/2024	\$993.67	Water
Mill Brothers Landscape Group	43830	9/1/2024	\$3,755.28	Landscaping
United Power	22706201	9/4/2024	\$23.58	Electricity
United Power	22618801	9/4/2024	\$23.31	Electricity
Little Thompson Water District	8980.01	9/10/2024	\$978.83	Water
Little Thompson Water District	9319.01	9/10/2024	\$1,353.07	Water
Mill Brothers Landscape Group	43968	9/16/2024	\$19,459.72	Tree Replacement
United Power	21644901	9/17/2024	\$23.31	Electricity
Mill Brothers Landscape Group	44076	9/18/2024	\$2,083.30	Irrigation Repairs
Little Thompson Water District	9647.01	9/20/2024	\$542.58	Water
Mill Brothers Landscape Group	44227	10/1/2024	\$3,755.28	Landscaping
Mill Brothers Landscape Group	44489	10/7/2024	\$2,313.27	Irrigation Repairs

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
United Power	21644901	10/17/2024	\$23.43	Electricity
Mill Brothers Landscape Group	44592	11/1/2024	\$3,755.28	Landscaping
United Power	22706201	11/5/2024	\$47.20	Electricity
United Power	22618801	11/5/2024	\$45.98	Electricity
Mill Brothers Landscape Group	44697	11/11/2024	\$1,572.37	Irrigation Repairs
Davey	919051515	11/14/2024	\$548.00	Winter watering
United Power	21644901	11/18/2024	\$23.33	Electricity
Mill Brothers Landscape Group	44851	12/1/2024	\$3,755.24	Landscaping
United Power	22706201	12/3/2024	\$23.43	Electricity
United Power	22618801	12/3/2024	\$22.17	Electricity
Davey	919109291	12/12/2024	\$548.00	Winter watering
United Power	21644901	12/18/2024	\$23.43	Electricity
Mill Brothers Landscape Group	44967	1/1/2025	\$4,188.99	Landscaping
Mill Brothers Landscape Group	44967	1/1/2025	\$4,188.99	Landscaping
C&C Landscaping LLC	1264	1/7/2025	\$7,800.00	Snow removal
C&C Landscaping LLC	1269	1/18/2025	\$4,100.00	Snow removal
C&C Landscaping LLC	1270	1/20/2025	\$4,000.00	Snow removal
Little Thompson Water District	8980.02	1/20/2025	\$66.29	Water
Little Thompson Water District	9647.02	1/20/2025	\$55.34	Water
Little Thompson Water District	10034.02	1/20/2025	\$66.29	Water
Little Thompson Water District	10512.01	1/20/2025	\$61.29	Water
Little Thompson Water District	10513.01	1/20/2025	\$50.34	Water
C&C Landscaping LLC	1277	1/25/2025	\$7,800.00	Snow removal
C&C Landscaping LLC	1278	1/26/2025	\$3,900.00	Snow removal
Mill Brothers Landscape Group	45472	2/1/2025	\$4,188.99	Landscaping
United Power	22706201	2/4/2025	\$23.58	Electricity
United Power	22618801	2/4/2025	\$22.15	Electricity
C&C Landscaping LLC	1282	2/12/2025	\$3,900.00	Snow removal
C&C Landscaping LLC	1285	2/16/2025	\$4,000.00	Snow removal
United Power	21644901	2/18/2025	\$21.82	Electricity
Little Thompson Water District	8980.02	2/20/2025	\$70.48	Water
Little Thompson Water District	9319.02	2/20/2025	\$70.48	Water
Little Thompson Water District	9647.02	2/20/2025	\$57.89	Water
Little Thompson Water District	10034.02	2/20/2025	\$70.48	Water
Little Thompson Water District	10512.01	2/20/2025	\$70.48	Water
Little Thompson Water District	10513.01	2/20/2025	\$57.89	Water
Mill Brothers Landscape Group	46048	3/1/2025	\$4,188.99	Landscaping
United Power	22706201	3/4/2025	\$23.43	Electricity
United Power	22618801	3/4/2025	\$22.15	Electricity
United Power	21644901	3/18/2025	\$21.82	Electricity

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
Little Thompson Water District	9319.02	3/20/2025	\$70.48	Water
Little Thompson Water District	8980.02	3/20/2025	\$70.48	Water
Little Thompson Water District	9319.02	3/20/2025	\$0.00	Water
Little Thompson Water District	9647.02	3/20/2025	\$57.89	Water
Little Thompson Water District	10034.02	3/20/2025	\$70.48	Water
Little Thompson Water District	10512.01	3/20/2025	\$70.48	Water
Little Thompson Water District	10513.01	3/20/2025	\$57.89	Water
Mill Brothers Landscape Group	46274	4/1/2025	\$4,188.99	Landscaping
United Power	22706201	4/3/2025	\$23.58	Electricity
United Power	22618801	4/3/2025	\$22.01	Electricity
United Power	21644901	4/17/2025	\$22.55	Electricity
Little Thompson Water District	8980.02	4/20/2025	\$220.86	Water
Little Thompson Water District	9319.02	4/20/2025	\$129.88	Water
Little Thompson Water District	9647.02	4/20/2025	\$134.82	Water
Little Thompson Water District	10034.02	4/20/2025	\$279.36	Water
Little Thompson Water District	10512.01	4/20/2025	\$70.48	Water
Little Thompson Water District	10513.01	4/20/2025	\$57.89	Water
Mill Brothers Landscape Group	46608	5/1/2025	\$4,188.99	Landscaping
United Power	22706201	5/5/2025	\$23.43	Electricity
United Power	22618801	5/5/2025	\$22.55	Electricity
United Power	21644901	5/16/2025	\$23.20	Electricity
Little Thompson Water District	8980.02	5/20/2025	\$332.72	Water
Little Thompson Water District	9319.02	5/20/2025	\$115.29	Water
Little Thompson Water District	9647.02	5/20/2025	\$112.38	Water
Little Thompson Water District	10034.02	5/20/2025	\$754.70	Water
Little Thompson Water District	10512.01	5/20/2025	\$1,117.52	Water
Little Thompson Water District	10513.01	5/20/2025	\$935.57	Water
Mill Brothers Landscape Group		6/1/2025	\$4,188.99	Landscaping
American Backflow Consulting and Services	1059646	6/3/2025	\$220.00	backflow testing
United Power	22706201	6/4/2025	\$23.58	Electricity
United Power	22618801	6/4/2025	\$23.05	Electricity
Mill Brothers Landscape Group	47315	6/17/2025	\$598.42	Irrigation Repairs
United Power	21644901	6/18/2025	\$23.43	Electricity
Little Thompson Water District	8980.02	6/20/2025	\$385.80	Water
Mill Brothers Landscape Group		7/1/2025	\$4,188.99	Landscaping
United Power	22706201	7/3/2025	\$23.43	Electricity
United Power	22618801	7/3/2025	\$22.55	Electricity
United Power	21644901	7/18/2025	\$23.31	Electricity
Mill Brothers Landscape Group	47967	8/1/2025	\$4,188.99	Landscaping
United Power	22706201	8/5/2025	\$23.58	Electricity

<b>Highlands-Mead Metropolitan District - Summary of Phase I Unaccepted Public Improvements</b>				
<b>Landscaping, Maintenance and Repair Expenditures</b>				
<b>Vendor</b>	<b>Invoice number</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Service Description</b>
United Power	22618801	8/5/2025	\$22.93	Electricity
United Power	21644901	8/18/2025	\$23.31	Electricity
Mill Brothers Landscape Group	48620	9/1/2025	\$4,188.99	Landscaping
Mill Brothers Landscape Group	48645	9/2/2025	\$3,276.60	Irrigation Repairs
United Power	22706201	9/3/2025	\$23.58	Electricity
United Power	22618801	9/3/2025	\$22.28	Electricity
United Power	21644901	9/16/2025	\$23.31	Electricity
Mill Brothers Landscape Group	48922	10/1/2025	\$4,188.99	Landscaping
United Power	22618801	10/3/2025	\$22.28	Electricity
United Power	21644901	10/3/2025	\$23.58	Electricity
United Power	22706201	10/16/2025	\$23.31	Electricity
Mill Brothers Landscape Group		11/1/2025	\$4,188.99	Landscaping
United Power	22706201	11/4/2025	\$23.46	Electricity
United Power	22618801	11/4/2025	\$22.28	Electricity
United Power	21644901	11/17/2025	\$22.69	Electricity
Mill Brothers Landscape Group	49479	12/1/2025	\$4,188.99	Landscaping
United Power	22706201	12/3/2025	\$21.82	Electricity
United Power	22618801	12/3/2025	\$21.82	Electricity
United Power	21644901	12/17/2025	\$21.82	Electricity
Mill Brothers Landscape Group	40165	10/2/20023	\$127.75	Irrigation Repairs
Little Thompson Water District	9319.02	1/20/0205	\$66.29	Water
<b>Total</b>			<b>\$253,242.36</b>	