DENVER INTERNATIONAL BUSINESS CENTER
METROPOLITAN DISTRICT NO.1
Denver County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

WIPFLI

Board of Directors
Denver International Business Center Metropolitan District No. 1
Denver County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Denver International Business Center Metropolitan District No. 1 (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 Denver International Business Center Metropolitan District No. 1 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 ("GMS"). 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 ("GMP"), 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 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 opinions on the basic financial statements are not affected by this missing information.

Supplementary Information
Our audit was conducted for the purpose of forming opm1ons 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.

Annual Disclosure Information
Management is responsible for the annual disclosure information included in our report. The annual disclosure 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 annual disclosure 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 annual disclosure information and consider whether a material inconsistency exists between the annual disclosure information and the basic financial statements, or the annual disclosure information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the annual disclosure information exists, we are required to describe it in our report.

IA) LLP

Wipfli LLP
Denver, Colorado

June 26, 2026

BASIC FINANCIAL STATEMENTS

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 3,263,527
Cash and Investments - Restricted	9,966,012
Prepaid Expense	7,890
Receivable from County Treasurer	12,444
Property Taxes Receivable	3,091,990
Capital Assets, Not Being Depreciated	19,383,844
Total Assets	35,725,707
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding	116,561
Total Deferred Outflows of Resources	116,561
LIABILITIES	
Accounts Payable	146,009
Retainage Payable	138,288
Due to County	117,400
Bond Interest Payable	196,197
Noncurrent Liabilities:	
Due Within One Year	700,000
Due in More Than One Year	44,710,000
Total Liabilities	46,007,894
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	3,091,990
Total Deferred Inflows of Resources	3,091,990
NET POSITION	
Restricted For:	
Emergency Reserves	18,300
Debt Service	3,009,870
Capital Projects	940,231
Unrestricted	(17,226,017)
Total Net Position	$ (13,257,616)

See accompanying Notes to Basic Financial Statements.

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Pro.9.ram Revenues			Net Revenues (Expenses)and Change in Net Position
	Exeenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Governmental Activities:					
General Government	$ 188,115	$ -	$ 341,631	$ -	$ 153,516
Interest and Related Costs on Long-Term Debt	2,429,783	-	-	-	(2,429,783)
Total Governmental Activities	$ 2,617,898	$ -	$ 341,631	$ -	(2,276,267)
GENERAL REVENUES					
Property Taxes					2,792,103
Specific Ownership Taxes					143,464
Interest Income					589,384
Other Revenue					4,097
Total General Revenues					3,529,048
CHANGE IN NET POSITION					1,252,781
Net Position - Beginning of Year					(14,510,397)
NET POSITION - END OF YEAR					$ (13,257,616)

See accompanying Notes to Basic Financial Statements.

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 3,263,527	$ -	$ -	$ 3,263,527
Cash and Investments - Restricted	18,300	7,853,423	2,094,289	9,966,012
Prepaid Expense	7,890	-	-	7,890
Receivable from County Treasurer	509	11,935	-	12,444
Property Taxes Receivable	122,861	2,969,129	-	3,091,990
Total Assets	$ 3,413,087	$ 10,834,487	$ 2,094,289	$ 16,341,863
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 13,946	$ 4,000	$ 128,063	$ 146,009
Retainage Payable	-	-	138,288	138,288
Due to County	4,800	112,600	-	117,400
Total Liabilities	18,746	116,600	266,351	401,697
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	122,861	2,969,129	-	3,091,990
Total Deferred Inflows of Resources	122,861	2,969,129	-	3,091,990
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	7,890	-	-	7,890
Restricted For:				
Emergency Reserves	18,300	-	-	18,300
Debt Service	-	7,748,758	-	7,748,758
Capital Projects	-	-	1,689,650	1,689,650
Committed For:				
Capital Projects	-	-	138,288	138,288
Unassigned	3,245,290	-	-	3,245,290
Total Fund Balances	3,271,480	7,748,758	1,827,938	12,848,176
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 3,413,087	$ 10,834,487	$ 2,094,289	
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.				
Capital Assets, Not Being Depreciated				19,383,844
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.				
Deferred Cost of Refunding				116,561
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Bonds Payable				(45,410,000)
Bond Interest Payable				(196,197)
Net Position of Governmental Activities				$ (13,257,616)

See accompanying Notes to Basic Financial Statements.

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 114,164	$ 2,677,939	$ -	$ 2,792,103
Specific Ownership Taxes	5,866	137,598	-	143,464
Interest Income	143,311	350,684	95,389	589,384
Other Revenue	4,097	-	-	4,097
Payments in Lieu of Taxes	341,631	-	-	341,631
Total Revenues	609,069	3,166,221	95,389	3,870,679
EXPENDITURES				
General, Administrative, and Operations:				
Accounting	25,794	-	4,882	30,676
Audit	6,944	-	-	6,944
County Treasurer's Fees	1,136	26,658	-	27,794
Denver Annual Fee	3,000	-	-	3,000
District Management	20,695	-	-	20,695
Dues and Licenses	450	-	-	450
Election	6,808	-	-	6,808
Insurance	7,576	-	-	7,576
Landscaping	6,552	-	-	6,552
Legal	16,628	-	-	16,628
Miscellaneous	5,690	-	-	5,690
Repairs and Maintenance	7,495	-	-	7,495
Detention Pond Maintenance	63,800	-	-	63,800
Snow Removal	2,685	-	-	2,685
Utilities	4,062	-	-	4,062
Debt Service:				
Bond Interest - Series 2019A	-	181,638	-	181,638
Bond Interest - Series 2019B	-	1,917,900	-	1,917,900
Bond Interest- Series 2020	-	274,050	-	274,050
Bond Principal - Series 2019A	-	5,000	-	5,000
Bond Principal - Series 2019B	-	40,000	-	40,000
Bond Principal - Series 2020	-	575,000	-	575,000
Paying Agent Fees	-	11,750	-	11,750
Capital:				
Capital Outlay	-	-	216,743	216,743
Engineering	-	-	3,918	3,918
Total Expenditures	179,315	3,031,996	225,543	3,436,854
NET CHANGE IN FUND BALANCES	429,754	134,225	(130,154)	433,825
Fund Balances - Beginning of Year	2,841,726	7,614,533	1,958,092	12,414,351
FUND BALANCES - END OF YEAR	$ 3,271,480	$ 7,748,758	$ 1,827,938	$ 12,848,176

See accompanying Notes to Basic Financial Statements.

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
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 - Governmental Funds	$	433,825
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 any cost of any depreciable asset over the estimated useful life of the asset.		
Capital Outlay		216,743
Long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:		
Bond Principal Payment		620,000
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 on Bonds - Change in Liability		1,602
Cost of Refunding Amortization		(19,389)
Change in Net Position of Governmental Activities	$	1,252,781

See accompanying Notes to Basic Financial Statements.

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive {Negative)
REVENUES			
Property Taxes	$ 122,931	$ 114,164	$ (8,767)
Specific Ownership Taxes	6,147	5,866	(281)
Interest Income	130,000	143,311	13,311
Other Revenue	-	4,097	4,097
Payments in Lieu of Taxes	341,631	341,631	-
Total Revenues	600,709	609,069	8,360
EXPENDITURES			
Accounting	29,500	25,794	3,706
Audit	8,000	6,944	1,056
Contingency	18,771	-	18,771
County Treasurer's Fees	1,229	1,136	93
Denver Annual Fee	3,000	3,000	-
District Management	18,000	20,695	(2,695)
Dues and Licenses	1,000	450	550
Election	5,000	6,808	(1,808)
Insurance	9,500	7,576	1,924
Landscaping	25,000	6,552	18,448
Landscape Enhancements	5,000	-	5,000
Legal	25,000	16,628	8,372
Miscellaneous	5,000	5,690	(690)
Repairs and Maintenance	25,000	7,495	17,505
Detention Pond Maintenance	-	63,800	(63,800)
Snow Removal	25,000	2,685	22,315
Utilities	6,000	4,062	1,938
Total Expenditures	210,000	179,315	30,685
NET CHANGE IN FUND BALANCE	390,709	429,754	39,045
Fund Balance - Beginning of Year	2,820,415	2,841,726	21,311
FUND BALANCE - END OF YEAR	$ 3,211,124	$ 3,271,480	$ 60,356

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Denver International Business Center Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the District Court for the City and County of Denver, Colorado recorded on November 18, 1994, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located entirely within the City and County of Denver, Colorado.

The District was established to finance and construct certain public infrastructure improvements that benefit the District.

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 property taxes and intergovernmental revenues.

The statement of net position reports on 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 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. Redemption of bonds is recorded as a reduction in liabilities.

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, specific ownership taxes, and operations fees. 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 is due.

The District reports on 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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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, sale 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 assets, 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 the net investment in capital assets.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, cost of refunding, is deferred and recognized as an outflow of resources in the period that the amounts are incurred.

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. The item *deferred property tax revenue* is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Amortization

Cost of Bond Refunding

In the government-wide financial, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense, and the unamortized deferred cost is reflected as a deferred outflow of resources.

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:

Nonspendab/e 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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	$	3,263,527
Cash and Investments - Restricted		9,966,012
Total Cash and Investments	$	13,229,539

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

Deposits with Financial Institutions	$	20,452
Investments		13,209,087
Total Cash and Investments	$	13,229,539

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (POPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposits in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the POPA. POPA 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 $20,452.

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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
- 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:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 13,209,087

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.

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.

NOTE 4 CAPITAL ASSETS

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

	Balance - December 31, 2024	Increases	Decreases	Balance - December 31, 2025
Capital Assets, Not Being Depreciated:				
Landscaping	$ 506,865	$ -	$ -	$ 506,865
Land	3,315,000	-	-	3,315,000
Construction in Progress	15,345,236	216,743	-	15,561,979
Total Capital Assets, Not Being Depreciated	19,167,101	216,743	-	19,383,844
Capital Assets, Being Depreciated:				
Monument Wall	184,061	-	-	184,061
Total Capital Assets, Being Depreciated	184,061	-	-	184,061
Less Accumulated Depreciation For:				
Monument Wall	184,061	-	-	184,061
Total Accumulated Depreciation	184,061	-	-	184,061
Total Capital Assets, Being Depreciated, Net	-	-	-	-
Governmental Activities Capital Assets, Net	$ 19,167,101	$ 216,743	$ -	$ 19,383,844

Upon completion and acceptance, all capital assets except for the landscaping and the monument wall will be conveyed by the District to other local governments. The District will not be responsible for maintenance.

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 - December 31, 2024	Additions	Retirements	Balance - December 31, 2025	Due Within One Year
Governmental Activities:					
General Obligation					
Bonds Payable:					
Series 2019A	$ 4,615,000	$ -	$ 5,000	$ 4,610,000	$ 5,000
Series 2019B	31,965,000	-	40,000	31,925,000	90,000
Series 2020	9,450,000	-	575,000	8,875,000	605,000
Total	¡ 46,030,000	¡ -	¡ 620,000	¡ 45,410,000	¡ 700,000

$4,620,000 Series 2019A General Obligation Bonds and $32,015,000 Subordinate Series 2019B Limited Tax General Obligation Bonds

On May 22, 2019, the District issued $4,620,000 General Obligation Bonds, Series 2019A (2019A Bonds) and $32,015,000 Subordinate Limited Tax General Obligation Bonds, Series 20198 (20198 Bonds and together with the 2019A Bonds, the 2019 Bonds). Proceeds from the sale of the 2019 Bonds will be used for the purposes of funding the costs of and reimbursing the Developer and its affiliates for advances made to the District for capital improvements and purchasing land.Further proceeds will be used to fund: (a) the Senior Reserve Fund, (b) the Subordinate Reserve Fund, (c) the costs of issuing the 2019 Bonds, and (d) a portion of the interest to accrue on the 20198 Bonds.

The 2019A Bonds are subject to mandatory sinking fund redemption commencing on December 1, 2023. The Series 2019A Bonds maturing on and after December 1, 2028 are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in anyorder of maturity and in whole or partial maturity, on June 1, 2025, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The 2019A Bonds aresecured by: (a) all Senior Property Tax Revenues, and (b) any other legal available monies which the District determines, in its absolute discretion, to credit to the Senior Bond Fund. The 2019A Bonds are further secured by the Senior Reserve Requirement in the amount of $191,691.

The 20198 Bonds, maturing on December 1, 2048, are subject to mandatory sinking fund redemption commencing on December 1, 2025. The 20198 Bonds are secured by: (a) all Subordinate Property Tax Revenues; (b) all PILOT Revenue; (c) all Specific Ownership Tax Revenues; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. A portion of the interest on the 20198 Bonds will be paid from capitalized interest to be funded with proceeds of the 20198 Bonds in the amount of $5,762,700. The 20198 Bonds are further secured by the Subordinate Reserve Requirement in the amount of $3,201,500 and amounts on deposit in the Subordinate Surplus Fund up to the Maximum Surplus Amount of $3,201,500.

Interest on the 2019A Bonds is payable semi-annually on June 1, and December 1, each year commencing December 1, 2019. Interest on the 20198 Bonds is payable annually, to the extent Subordinate Pledged Revenue is available, on December 1, each year commencing on December 1, 2019.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$11,495,000 Series 2020 General Obligation Refunding Bonds

On September 3, 2020 the District issued General Obligation Refunding Bonds in the amount of $11,495,000 (2020 Bonds). Proceeds from the sale of the 2020 Bonds were used to (a) refund the outstanding Series 2010 Bonds, (b) fund the 2020 Reserve Fund, and (c) pay costs in connection with the issuance of the 2020 Bonds.

The 2020 Bonds bear interest at rate of 2.9%, payable semi-annually to the extent of Pledged Revenue available on June 1 and December 1, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The 2020 Bonds mature on December 1, 2035.

The 2020 Bonds are payable with the following Pledged Revenue:

(a) all Property Tax Revenues; and

(b) any other legally available moneys which the District determines, in its absolute discretion, to credit the Bond Fund.

The 2020 Bonds are further secured by the Reserve Requirement in the amount of $1,149,500. The Reserve Fund is expected to be maintained as a continuing reserve for the payment of principal and interest on the Bonds.

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

	Series 2019A, 2019B, and 2020 Bonds		
Year Ending December 31,	Principal	Interest	Total
2026	$ 700,000	$ 2,354,362	$ 3,054,362
2027	720,000	2,331,268	3,051,268
2028	810,000	2,308,522	3,118,522
2029	835,000	2,281,308	3,116,308
2030	930,000	2,253,807	3,183,807
2031-2035	6,720,000	10,741,510	17,461,510
2036-2040	8,800,000	9,019,413	17,819,413
2040-2045	12,575,000	6,109,100	18,684,100
2046-2048	13,320,000	1,765,200	15,085,200
Total	$ 45.410,000	$ 39.164.490	$ 84,574.490

Debt Authorization

The limit on the District's ability to issue Debt is set forth in its Amended and Restated Service Plan as $500,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Amended and Restated Service Plan.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization (Continued)

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the elections, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power, with the exception of the issue related to multiple fiscal year financial obligations evidenced by an intergovernmental agreement or agreements concerning the provision of public improvements with a regional authority or one or more political subdivisions or governmentally owned enterprises, for which the full repayment amount of $768,000,000 was voted. With that understanding, on November 7, 2017, District electors voted to authorize the issuance of indebtedness in an amount not to exceed $1,968,000,000. At December 31, 2025, the District had authorized but unissued indebtedness of $1,919,870,000.

NOTE 6 NET POSITION

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

Restricted 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. As of December 31, 2025, the District had a restricted net position of $18,300 for emergencies, $3,009,870 for Debt Service, and $940,231 for Capital Projects.

The District has a deficit in unrestricted net position. The deficit at December 31, 2025 was primarily a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 AGREEMENTS

Agreement Regarding Payments in Lieu of Taxes

The District and FlightSafety International Inc. (FlightSafety), entered into an Agreement Regarding Payments in Lieu of Taxes, effective July 9, 2015 (PILOT Agreement). The PILOT Agreement sets forth the terms under which the District is to design and construct Off-Site Improvements (as defined in the PILOT Agreement) and the District's agreement that the Property owned by FlightSafety (as defined in the PILOT Agreement) will not be included into the District's boundaries or subject to tax or assessment by the District. In turn, FlightSafety (and future owners of the property) agree to pay an annual fee to the District, in lieu of the annual taxes and assessments that the District would impose on the Property if the District were to include the Property into the District Boundaries. On June 24, 2022, the District and FlightSafety entered in an Amendment to the PILOT Agreement to modify the legal description of the Property.

NOTE 7 AGREEMENTS (CONTINUED)

Intergovernmental Agreement Regarding Cost Sharing of Pena Station Filing No. 2 and DIBC Filing No. 7 Improvements (Cost Sharing IGA}

On May 19, 2020, the District entered into the Cost Sharing IGA with Aviation Station North Metropolitan District No. 1 (ASN1) whereas the District and ASN1 will share the costs of the Pena Station Filing No. 2 and DIBC Filing No. 7 Improvements project. Total construction costs total $26,059,945 with the District's share being $6,968,235, ASN1's share being $18,029,128, and District non-eligible costs of $1,062,582. As of December 31, 2025, there was no amount owed to ASN1 under this IGA.

Declaration of Restrictions and Covenants

The District and DIBC Commercial, LLC (Commercial) entered into a Declaration of Restrictions and Covenants effective July 9, 2015 (Declaration) pursuant to which Commercial agreed to impose an annual payment in lieu of taxes in an amount as set forth in the Declaration (Annual Fee) upon certain property to ensure the property contributes fairly to the payment of the costs of Public Improvements (as defined in the Declaration). On June 24, 2022, the District and Commercial entered into an Amendment to the Declaration to (i) revise the legal description of the property subject to the Declaration, (ii) revise the definition of Annual Fee, and (iii) address additional termination events with respect to the Declaration.

NOTE 8 RELATED PARTIES

L.C. Fulenwider, Inc (Fulenwider) is the developer of the property and the majority of undeveloped land within the District is owned by entities affiliated with Fulenwider. All members of the Board of Directors are employees, owners, or otherwise associated with Fulenwider, and may have conflicts of interest in dealing with the District.

Project Management Agreement

On June 4, 2008, Fulenwider and the District entered into a Project Management Agreement under which Fulenwider agreed to provide project management services for the construction and installation of certain public infrastructure improvements (Project Management Agreement).

The District shall pay Fulenwider 4% of the actual costs of the improvements. Fulenwider shall submit a monthly statement for all fees payable. The term of the Project Management Agreement is for one year and shall renew annually thereafter for a period of 20 years, unless either Party gives written notice of termination 90 days in advance of the end of the current term.

NOTE 8 RELATED PARTIES (CONTINUED)

Facilities Funding and Acquisition Agreement

On September 13, 2017, the District entered into a Facilities Funding and Acquisition Agreement (the Agreement) with Fulenwider. According to the Agreement, Fulenwider agrees to advance funds to the District for Construction Related Expenses (as defined in the Agreement) up to a shortfall amount of $2,000,000 and the District agrees to reimburse Fulenwider for the total advances, plus interest at 7% per annum from the date the funds were advanced to the District. The District's obligation to repay Fulenwider shall be contingent on the District having revenue available after payment of all of its obligations and responsibilities. Anypayments made by the District shall first be applied to accrued interest and then to principal. On September 13, 2017, Fulenwider entered into a Collateral Assignment of Right to Reimbursement under the Agreement with Mid First Bank.

On December 5, 2018, the District and Fulenwider entered into a First Amendment to the Agreement to increase the shortfall amount to $10,000,000 and to extend the term of the Agreement through 2018. Subsequently, on May 6, 2019, the District and Fulenwider entered into a Second Amendment to the Agreement to delete any limitation on the date by which the shortfall amount is required to be advanced. All capital advances and related accrued interest were repaid to the Developer during 2019.

Facilities Acquisition Agreement

On December 6, 2017, the District, Commercial, and DIBC Hotel Conference, LLC (Hotel and together with Commercial, collectively, the Owner) entered into a Facilities Acquisition Agreement (Acquisition Agreement). The Acquisition Agreement sets forth the respective rights, obligations and procedures with respect to the District's acquisition of Owner-Constructed Improvements and real property and reimbursement of the Owner as provided therein. On May 24, 2018, the District and Owner entered into a First Amendment to Acquisition Agreement (First Amendment), to reflect that the District shall incur a reimbursement obligation thereunder to Owner in the amount of Three Million Three Hundred Fifteen Thousand Dollars ($3,315,000) which represents the appraised value of the Property (as defined in the First Amendment).

Intercreditor Agreement

On December 6, 2017, the District, Fulenwider, Commercial, Hotel and Fully's Bonds, LLC entered into an Intercreditor Agreement, to establish certain understandings and agreements with respect to the priority of reimbursements that the District will be paying to Fulenwider, Commercial, Hotel and Fully's pursuant to various agreements that have been entered into by and among the District and each of the aforementioned entities.

NOTE 9 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.

NOTE 9 RISK MANAGEMENT (CONTINUED)

The District is a member of the Colorado Special Districts Property and Liability Pool (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, workers compensation, and public officials' liability 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 10 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 8, 2016, the District's voters approved for an annual increase in taxes of $5,000,000 for general operations and maintenance without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within 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.

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.

On May 6, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S. for 2026 and all future budget years.

SUPPLEMENTARY INFORMATION

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
DEBT SERVICE FUND - SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative}
REVENUES			
Property Taxes	$ 2,883,586	$ 2,677,939	$ {205,647)
Specific Ownership Taxes	144,179	137,598	{6,581)
Interest Income	350,000	350,684	684
Total Revenues	3,377,765	3,166,221	{211,544)
EXPENDITURES			
County Treasurer's Fees	28,836	26,658	2,178
Bond Interest - Series 2019A	181,638	181,638	-
Bond Interest - Series 20198	1,917,900	1,917,900	-
Bond Interest - Series 2020	274,050	274,050	-
Bond Principal - Series 2019A	5,000	5,000	-
Bond Principal - Series 20198	40,000	40,000	-
Bond Principal - Series 2020	575,000	575,000	-
Paying Agent Fees	11,750	11,750	-
Contingency	5,826	-	5,826
Total Expenditures	3,040,000	3,031,996	8,004
NET CHANGE IN FUND BALANCE	337,765	134,225	{203,540)
Fund Balance - Beginning of Year	7,909,388	7,614,533	(294,855}
FUND BALANCE - END OF YEAR	$ 8,247,153	$ 7,748,758	$ (498,395}

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
CAPITAL PROJECTS FUND - SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 35,000	$ 95,389	$ 60,389
Total Revenues	35,000	95,389	60,389
EXPENDITURES			
Accounting	4,000	4,882	(882)
Capital Outlay - Filing 8 (Access Road)	300,000	31,855	268,145
Capital Outlay - Filing 10	-	134,612	(134,612)
Capital Outlay- DIBC LDR	200,000	50,276	149,724
Capital Outlay- 67th to Telluride	150,000	-	150,000
Contingency	1,039,402	-	1,039,402
Engineering	8,000	3,918	4,082
Total Expenditures	1,701,402	225,543	1,475,859
NET CHANGE IN FUND BALANCE	(1,666,402)	(130,154)	1,536,248
Fund Balance - Beginning of Year	1,666,402	1,958,092	291,690
FUND BALANCE - END OF YEAR	$ -	$ 1,827,938	$ 1,827,938

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$4,620,000 General Obligation Bonds Series 2019A Issue Date May 22, 2019 Interest Rate of 3.00-4.00% Due June 1 and December 1		
Year Ending December 31,	Principal	Interest	Total
2026	$ 5,000	$ 181,487	$ 186,487
2027	5,000	181,338	186,338
2028	5,000	181,187	186,187
2029	5,000	181,038	186,038
2030	5,000	180,862	185,862
2031	5,000	180,688	185,688
2032	5,000	180,512	185,512
2033	5,000	180,338	185,338
2034	5,000	180,162	185,162
2035	5,000	179,975	184,975
2036	245,000	179,788	424,788
2037	250,000	170,600	420,600
2038	270,000	161,225	431,225
2039	280,000	151,100	431,100
2040	300,000	140,600	440,600
2041	310,000	128,600	438,600
2042	330,000	116,200	446,200
2043	345,000	103,000	448,000
2044	370,000	89,200	459,200
2045	385,000	74,400	459,400
2046	410,000	59,000	469,000
2047	425,000	42,600	467,600
2048	640,000	25,600	665,600
Total	$ 4,610,000	$ 3,249,500	$ 7,859,500

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$32,015,000 Subordinate Limited Tax General Obligation Bonds Series 20198 Issue Date May 22, 2019 Interest Rate of 6.00% Due December 1		
Year Ending December 31,	Principal	Interest	Total
2026	$ 90,000	$ 1,915,500	$ 2,005,500
2027	60,000	1,910,100	1,970,100
2028	120,000	1,906,500	2,026,500
2029	105,000	1,899,300	2,004,300
2030	155,000	1,893,000	2,048,000
2031	165,000	1,883,700	2,048,700
2032	230,000	1,873,800	2,103,800
2033	230,000	1,860,000	2,090,000
2034	310,000	1,846,200	2,156,200
2035	325,000	1,827,600	2,152,600
2036	1,275,000	1,808,100	3,083,100
2037	1,355,000	1,731,600	3,086,600
2038	1,495,000	1,650,300	3,145,300
2039	1,585,000	1,560,600	3,145,600
2040	1,745,000	1,465,500	3,210,500
2041	1,850,000	1,360,800	3,210,800
2042	2,025,000	1,249,800	3,274,800
2043	2,145,000	1,128,300	3,273,300
2044	2,340,000	999,600	3,339,600
2045	2,475,000	859,200	3,334,200
2046	2,690,000	710,700	3,400,700
2047	2,855,000	549,300	3,404,300
2048	6,300,000	378,000	6,678,000
Total	$ 31,925,000	$ 34,267,500	$ 66,192,500

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$11,495,000 General Obligation Refunding Bonds Series 2020 Dated September 3, 2020 Interest Rate of 2.90% Due June 1 and December 1		
Year Ending December 31,	Principal	Interest	Total
2026	$ 605,000	$ 257,375	$ 862,375
2027	655,000	239,830	894,830
2028	685,000	220,835	905,835
2029	725,000	200,970	925,970
2030	770,000	179,945	949,945
2031	795,000	157,615	952,615
2032	825,000	134,560	959,560
2033	860,000	110,635	970,635
2034	885,000	85,695	970,695
2035	2,070,000	60,030	2,130,030
Total	$ 8,875,000	$ 1,647,490	$ 10,522,490

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

	Prior Year Assessed Valuation for Current	Mills Levied		Total Pro12ertv Taxes		Percentage
Year Ended December 31,	Year Property Tax Levy	General	Debt Service	Levied	Collected	Collected to Levied
2021	$ 50,874,100	2.000	45.000	$2,391,083	$2,382,891	99.66 %
2022	48,971,580	2.000	45.000	2,301,664	2,191,913	95.23
2023	52,261,980	2.000	45.000	2,456,313	2,402,892	97.83
2024	75,617,210	2.000	46.893	3,697,152	3,011,083	81.44
2025	61,465,370	2.000	46.914	3,006,517	2,792,103	92.87
Estimated for the Year Ending December 31,						
2026	$ 61,430,680	2.000	48.333	$ 3,091,990		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

ANNUAL DISCLOSURE

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
ANNUAL DISCLOSURE -ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT AND FLIGHTSAFETY PARCEL
DECEMBER 31, 2025

Property Description	Assessed Valuation	Actual Valuation
Commercial	$ 53,552,830	$ 200,276,000
Vacant Land	1,196,690	4,432,400
State Assessed	924,880	-
Other	5,756,280	14,500
Total	$ 61,430,680	$ 204?22,900
FlightSafety Parcel	$ 6,213,400	$ 23,012,600

DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO.1
ANNUAL DISCLOSURE - DISTRICT LARGEST TAXPAYERS
DECEMBER 31, 2025

Taxpayer	Assessed Valuation
YAMPA HOTEL OWNER LLC	$ 7,648,050
HH DENVER LLC	6,723,380
DIA YAMPA STREET DEVELOPMENT LLC	5,789,160
ARC HOSPITALITY SMT FIS DENCO OWNER LLC	4,413,120
JC HOSPITALITY LLC	4,137,000
ARC HOSPITALITY SMT SHS DENCO OWNER LLC	3,660,370
TODAY'S V INC	3,327,130
APATITE SOUTH JORDAN LLC	3,149,680
RUNWAY PROPERTIES LLC	2,416,180
CAVALIER COLORADO LP	2,107,280