COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3

AURORA
ADAMS COUNTY, COLORADO



FINANCIAL STATEMENTS
As of and for the 12-month period ended
December 31, 2025

Table of Contents

STATEMENT OF NET POSITION 1

STATEMENT OF ACTIVITIES 2

BALANCE SHEET – GOVERNMENTAL FUNDS 3

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES 4

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES 5

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 6

GENERAL FUND EXPENDITURE DETAILS– BUDGET AND ACTUAL 7

NOTES TO FINANCIAL STATEMENTS 8

SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 23

DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL 24

CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 25

ARI FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 26

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY 27

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED 28

OTHER SUPPLEMENTARY INFORMATION

CHANGE IN TOTAL OVERLAPPING MILL LEVY 30

HISTORICAL DEBT RATIOS 31

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

Colorado International Center Metropolitan District No. 3

Adams County, CO

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Colorado International Center Metropolitan District No. 3 (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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



Castle Pines, Colorado
June 30, 2026

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
STATEMENT OF NET POSITION
December 31, 2025

		Governmental Activities
ASSETS		
Cash and investments	$	36,851
Cash and investments – restricted		757,311
Accounts receivable – specific ownership taxes		8,093
Property taxes receivable		1,753,100
Prepaid expenses		23,281
Land and water rights		118,800
Depreciable capital assets, net		4,133,073
Total Assets		**6,830,509**
LIABILITIES		
Accounts payable and accrued liabilities		1,853
Accrued interest payable		84,977
Bond Premium		712,430
Current portion of general obligation refunding bonds		225,000
General obligation refunding bonds		10,445,000
Total Liabilities		**11,469,260**
DEFERRED INFLOWS OF RESOURCES		
Property tax revenue		1,753,100
NET POSITION (DEFICIT)		
Restricted:		
Emergency reserves		16,200
Debt service		284,530
Capital projects		462,093
ARI funds		594
Non-spendable		23,281
Unassigned:		(7,178,549)
Net Position (Deficit)	**$**	**(6,391,851)**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2025

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary Government:					
Government Activities:					
General government activities	$ (432,968)	$ -	$ -	$ -	$ (432,968)
Interest and related costs on long-term debt	(1,145,734)	-	-	-	(1,145,734)
Capital project activities	(189,239)	-	-	-	(189,239)
Aurora Regional Trans. Authority	(65,246)	-	-	-	(65,246)
	$ (1,833,187)	**$ -**	**$ -**	**$ -**	**(1,833,187)**
	General Revenues				
	Property taxes				2,222,706
	Specific ownership taxes				110,459
	Net investment income				129,646
	Total general revenue				**2,462,811**
	Change in net position				629,624
	Net Position (Deficit) – Beginning of Year				**(7,021,475)**
	Net Position (Deficit) – End of Year				**$ (6,391,851)**

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	ARI Fund	Total Government Funds
ASSETS					
Cash and investments	$ 36,851	$ -	$ -	$ -	$ 36,851
Cash and investments - Restricted	16,200	278,544	462,093	474	757,311
Specifc ownership tax receivable	1,987	5,986	-	120	8,093
Property taxes receivable	757,500	841,200	-	154,400	1,753,100
Prepaid expenses	23,281	-	-	-	23,281
TOTAL ASSETS	**$ 835,819**	**$ 1,125,730**	**$ 462,093**	**$ 154,994**	**$ 2,578,636**
LIABILITIES					
Accounts payable and accrued liabilities	$ 1,853	$ -	$ -	$ -	$ 1,853
DEFERRED INFLOWS OF RESOURCES					
Property tax revenue	757,500	841,200	-	154,400	1,753,100
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	**759,353**	**841,200**	**-**	**154,400**	**1,754,953**
FUND BALANCES					
Restricted:					
Emergencies (TABOR)	16,200	-	-	-	16,200
Debt service	-	284,530	-	-	284,530
Capital projects	-	-	462,093	-	462,093
ARI fund	-	-	-	594	594
Non-spendable	23,281	-	-	-	23,281
Unrestricted	36,985	-	-		36,985
TOTAL FUND BALANCES	**76,466**	**284,530**	**462,093**	**594**	**823,683**
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	**$ 835,819**	**$ 1,125,730**	**$ 462,093**	**$ 154,994**	

Amounts reported for governmental activities in the statement of net position are different because:

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds	
Land and water rights	118,800
Property, structures and equipment, net	4,133,073
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:	
General obligation bonds	(10,670,000)
Accrued interest payable	(84,977)
Unamortized premium on bond	(712,430)
Net position of governmental activities	**$ (6,391,851)**

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	ARI Fund	Total Government Funds
REVENUES					
Property taxes	$ 545,826	$ 1,643,998	$ -	$ 32,882	$ 2,222,706
Specific ownership taxes	27,125	81,700	-	1,634	110,459
Landscape cost sharing contrib. from HOA	-	-	-	-	-
Net investment income	15,669	113,966	-	11	129,646
Total Revenues	**588,620**	**1,839,664**	**-**	**34,527**	**2,462,811**
EXPENDITURES					
General and administration	40,506	-	-	493	40,999
Landscaping maintenance	353,088	-	-	-	353,088
Other district expenses	39,374	-	-	-	39,374
Transfers to Aurora Regional Trans. Auth.	-	-	-	64,753	64,753
Debt service					
Debt management & compliance	-	67,568	-	-	67,568
Interest payments on bonds	-	1,710,792	-	-	1,710,792
Pincipal payments on bonds	-	13,102,000	-	-	13,102,000
Bond Issuance Costs	-	287,469	-	-	287,469
Major capital projects	-	-	-	-	-
Total Expenditures	**432,968**	**15,167,829**	**-**	**65,246**	**15,666,043**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**155,652**	**(13,328,165)**	**-**	**(30,719)**	**(13,203,232)**
OTHER FINANCING SOURCES (USES)					
Fund Transfers In / (Out)	(172,800)	-	172,800	-	-
Proceeds from Series 2025 Bonds	-	11,391,084	-	-	11,391,084
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	**(17,148)**	**(1,937,081)**	**172,800**	**(30,719)**	**(1,812,148)**
FIND BALANCES – BEGINNING	**93,614**	**2,221,611**	**289,293**	**31,313**	**2,635,831**
FUND BALANCES – END OF YEAR	**$ 76,466**	**$ 284,530**	**$ 462,093**	**$ 594**	**$ 823,683**

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances – Total government funds	$	(1,812,148)
The issuance of long-term debt (e.g., bonds) 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.		
Repayment of Series 2016, 2018B and 2018C Bonds		13,102,000
Proceeds from issuance of Series 2025 Bonds		(11,391,084)
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:		
Acquisition of public infrastructure		-
Depreciation expense on property, structures and equipment		(189,239)
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.		
Decrease in accrued interest on bond debt		911,441
Amortization of bond premium - 2025 bonds		8,654
Changes in net position of governmental activities	**$**	**629,624**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	$ 545,900	$ 545,826	$ (74)
Specific ownership taxes	30,000	27,125	(2,875)
Landscape cost sharing contributions from HOA	2,000	-	(2,000)
Net investment income	4,000	15,669	11,669
	5,000	-	(2,000)
Total Revenues	**586,900**	**588,620**	**4,720**
EXPENDITURES			
General and administration	49,600	40,506	9,094
Landscaping maintenance	428,800	353,088	75,712
Other district expenses	58,500	39,374	19,126
Total Expenditures	**536,900**	**432,968**	**103,932**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**50,000**	**155,652**	**105,652**
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(172,800)	(172,800)	-
Total Other Financing Sources (Uses)	**(172,800)**	**(172,800)**	**-**
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER	**(122,800)**	**(17,148)**	**105,652**
FUND BALANCE – BEGINNING OF YEAR	**172,800**	**93,614**	**(79,186)**
FUND BALANCE – END OF YEAR	**$ 50,000**	**$ 76,466**	**$ 26,466**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
GENERAL FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
District management and accounting fees	$ 45,000	$ 45,000	$ -
Administrative costs	2,000	1,792	208
Audit fees	8,500	8,500	-
Collection fees – County Treasurer	8,200	8,190	10
Board of directors' fees	3,000	2,600	400
Board training and conferences	5,000	-	5,000
Insurance	4,300	3,731	569
Legal fees	8,000	-	8,000
Debt management & compliance cost allocation	(38,400)	(38,400)	-
Miscellaneous expenses	4,000	9,093	(5,093)
Total General and Administration	**$ 49,600**	**$ 40,506**	**$ 9,094**
LANDSCAPING MAINTENANCE			
Ground maintenance fees	$ 122,900	$ 115,200	$ 7,700
Tree maintenance & replacement	20,000	9,495	10,505
Sprinkler repairs	35,000	29,479	5,521
Sprinklers – water	160,000	158,715	1,285
Sprinklers – electricity	2,500	2,060	440
Backflow maintenance	6,000	-	6,000
Landscape improvement projects	50,000	4,350	45,650
Playground maintenance	6,000	2,625	3,375
Sidewalk/Parking Lot Maintenance	-	-	-
Perimeter fence maintenance	6,900	-	6,900
Monument Sign Maintenance	-	100	(100)
Property insurance	8,000	23,454	(15,454)
Detention pond maintenance	3,500	4,685	(1,185)
Miscellaneous landscape costs	8,000	2,925	5,075
Total Landscaping Maintenance	**$ 428,800**	**$ 353,088**	**$ 75,712**
OTHER DISTRICT EXPENSES			
Snow removal	$ 42,000	$ 27,740	$ 14,260
Vandalism	2,000	6,362	(4,362)
Board election	8,000	117	7,883
Newsletter publication	1,500	3,639	(2,139)
Park and recreation events	5,000	1,516	3,484
Total Other District Expenses	**$ 58,500**	**$ 39,374**	**$ 19,126**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

NOTE 1 – DEFINITION OF REPORTING ENTITY

Colorado International Center Metropolitan District No. 3 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on January 18, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by City of Aurora (City) on August 30, 2004 and amended with City approval on August 14, 2006. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City and is comprised of 658 single family homes on the southeast corner of E 64th Avenue and Dunkirk Street. The District was established to provide financing for the design, acquisition, construction and installation of water, sanitation, street improvements, parks and recreational facilities, television relay and translation, mosquito control and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was created to provide certain essential public-purpose facilities for the use and benefit of all its anticipated residents and taxpayers of real property located within the boundaries of 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 organizations 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 organizations 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 significant accounting policies of the District are 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.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are

restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. 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 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.

The Aurora Regional Improvement Fund is used to account for all resources accumulated and payments made under an intergovernmental agreement between the District and the City. See Note 8 for detail regarding this agreement.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

Budgets

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

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.

Investments are carried at net asset value.

Property Taxes

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

On November 02, 2004, District voters authorized the District to assess property taxes at no more than $20 million annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

The District's Service Plan establishes a Maximum Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District's total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 50 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since August 30, 2004. As of August 30, 2004, the ratio was 7.96%. The ratio for 2025 was 6.70%, which caused the District's Maximum Mill Levy for debt service for 2025 to be 64.796.

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

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. For 2025, the District's share of specific ownership taxes received from the State was approximately 5.0% of total property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Debt Management & Compliance Costs

CRS 32-1-1101(6)(b) prohibits the issuance of general obligation debt and other obligations in an amount that exceeds the greater of two million dollars or fifty percent of the valuation for assessment of the taxable property within the District unless the funding of such obligations (which financial obligations include more than just funding principal and interest payments) is payable from a limited debt service mill levy, which mill levy shall not exceed 50 mills (as adjusted to offset any changes in the method of calculating the assessed value of property within the District).

Debt management and compliance costs incurred by the District include all costs incurred by the District that enable and support the District's ability to manage the District's various contractual obligations per its multiple year debt agreements. Such debt agreements require the District to assess an annual debt mill levy, collect property taxes from such debt mill levy, pay periodic interest and principal payments to the lender/bondholders and comply with various operational and reporting requirements (covenants). Generally, such costs include (a) county treasurer collection fees, (b) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (c) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (d) lender/bond trustee service fees, (e) costs related to managing the District's annual property tax assessment process and (f) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2025 year, the District estimated 40% of general and administrative costs were related to the District's contractual obligations to manage the District's debt repayment process and comply with the various covenants in the District's debt agreements and, therefore, the District allocated 40% of such costs to the Debt Fund. Fees charged by the County Treasurer to collect taxes on behalf of the District from the District's debt mill levy are directly reported in the District's Debt Fund. Service fees charged by the lender/bond trustee and any costs related to refinancing the District's debt are directly reported in the District's Debt Fund.

Amortization of Series 2025 Bond Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premium and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2025 are comprised of property taxes due from Adams County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

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 has 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 that 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.

When purchased or constructed, the District classifies newly acquired property, equipment and structures by functional area. The estimated depreciable lives assigned to each asset class are based on the assumption that such assets are reasonably and regularly maintained and used for their intended purpose.

Liabilities

The District identifies and records liabilities that meet the following three essential characteristics of a liability as defined by FASB Concept Statement No. 6:

1) it embodies a present duty or responsibility to one or more other entities that entails settlement by probable future transfer or use of assets at a specified or determinable date, on occurrence of a specified event, or on demand;

2) the duty or responsibility obligates a particular entity, leaving it little or no discretion to avoid the future sacrifice; and

3) the transaction or other event obligating the entity has already happened.

Agreements where amounts payable by the District are subject to annual appropriation and are not multiple-fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution do not meet the definition of a liability and are considered contingent obligations.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government'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: non-spendable, 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:

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

- ***Restricted fund balance*** – The portion of a 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 a 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 a 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 a fund balance that does not meet any of the criteria described above.

If more than one classification of find balance is available for use when an expenditure is incurred, it is the District's policy 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 of these financial statements.

The District adopted the requirements of this guidance effective January 01, 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 – unrestricted	$	36,851
Cash and investments – restricted		757,311
Total cash and investments	**$**	**794,162**

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

Deposits with financial institutions	$	48,097
Investments		746,065
Total cash and investments	**$**	**794,162**

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash held at financial institutions had a bank balance of $48,196 and a carrying balance of $48,097.

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 listed 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 disclosure requirements or subject to 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.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2025, the District's investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	$ 746,065

CSAFE

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAmmf by Fitch Group.

NOTE 4 – CAPITAL ASSETS

Changes in the District's capital assets for the 12-month period ended December 31, 2025 are as follows:

	Balance at Dec. 31, 2024	Additions	Dedications	Balance at Dec. 31, 2025	Accumulated Depreciation
Perimeter walls	$ 801,000	$ -	$ -	$ 801,000	($ 128,160)
Perimeter fencing	262,125	-	-	262,125	(104,852)
Playground and park equipment	235,000	-	-	235,000	(62,668)
Sidewalks	1,200,000	-	-	1,200,000	(120,000)
Pavilion	60,000	-	-	60,000	(12,000)
Monument signs	60,000	-	-	60,000	(16,000)
Parking lot	35,000	-	-	35,000	(7,000)
Detention pond outlet structures	40,000	-	-	40,000	(4,000)
Underdrains	2,100,000	-	-	2,100,000	(280,000)
ET controllers	54,285	-	-	54,285	(10,857)
Backflow valves	39,000	-	-	39,000	(7,800)
Total capital assets subject to depreciation	**$ 4,886,410**	**$ -**	**$ -**	**$ 4,886,410**	**($ 753,337)**

As of December 31, 2025, the District owns approximately 27.8 acres of parks and open spaces throughout the Grove neighborhood (aka Aurora High Point at DIA subdivision). In addition, the District is responsible for maintaining the right-of-way landscaping along the east side of Dunkirk Street, the west side of Himalaya Street and the landscaping in the medians on 64th Avenue (between Dunkirk Street and Himalaya Street). The District records its public land holdings at a nominal value of $27,800.

The District owns and maintains 15 irrigation taps used to irrigate the landscaping on the District's parks and open spaces. The irrigation taps and related water rights are collectively valued at $91,000.

NOTE 5 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt for the 12-month period ended December 31, 2025:

	Balance at Dec. 31, 2024	Additions	Retirements	Balance at Dec. 31, 2025	Due within one year
Series 2016 G.O. Bonds	$ 11,235,000	$ -	($11,235,000)	$ -	$ -
Accrued Interest – Series 2016 G.O. Bonds	48,792	189,295	(238,087)	-	-
Series 2018B G.O. Bonds	1,117,000	-	(1,117,000)	-	-
Accrued Interest – Series 2018B G.O. Bonds	7,471	70,463	(77,934)	-	-
Series 2018C Junior Lien Bonds	750,000	-	(750,000)	-	-
Accrued Interest – Series 2018C Junior Lien Bonds	901,012	454,617	(1,355,629)	-	-
Series 2025 Bonds	-	10,670,000	-	10,670,000	260,000
Accrued Interest – Series 2025 Bonds	-	84,977	-	84,977	-
Total	**$ 14,059,275**	**$11,398,889**	**($14,773,650)**	**$ 10,754,977**	**$ 260,000**

Details regarding the District's long-term obligations are as follows:

Series 2025 General Obligation Refunding Bonds (Senior Bonds)

On November 04, 2025, the District issued General Obligation Refunding Bonds, Series 2025 in the amount of $10,670,000. The Senior Bonds were issued as 13 term bonds that bear interest ranging from 5.00% to 5.25%, and are payable semi-annually on June 1 and December 1, beginning on December 1, 2026. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2026. The Senior Bonds mature on December 1, 2046.

The proceeds from the sale of the Senior Bonds were used as follows:

Bond proceeds	$ 10,670,000
Bond premium	721,084
Restricted Cash	3,414,324
Less:	
Refunding of the Series 2016 G.O. Bonds	(11,470,859)
Refunding of the Series 2018 Subordinate Bonds	(1,194,934)
Refunding of the Series 2018 Junior Lien Bonds	(1,852,146)
Underwriter's discount	(53,350)
Legal, accounting and other costs of issuance	(234,119)
Net funds available after refinance transaction	**$ -**

The full faith and credit of the District are pledged towards the payment of the principal of and interest due annually on the Bonds.

The Senior Bonds are subject to redemption prior to maturity, at the option of the District on December 01, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium (%)	Redemption Premium ($)
December 01, 2030, to November 30, 2031	3.0%	$ 271,650
December 01, 2031, to November 30, 2032	2.0%	173,500
December 01, 2032, to November 30, 2033	1.0%	82,750
December 01, 2033 and thereafter	0.0%	-

Outstanding bond principal and interest payments due on the Series 2025 Bonds are as follows:

	Principal	Interest	Total
2026	$ 260,000	$ 584,961	$ 844,961
2027	315,000	531,150	846,150
2028	330,000	515,400	845,400
2029	345,000	498,900	843,900
2030	365,000	481,650	846,650
2031-2035	2,105,000	2,117,000	4,222,000
2036-2040	2,690,000	1,534,500	4,224,500
2041-2045	3,455,000	774,376	4,229,376
2046	805,000	42,263	847,263
Total	**$ 10,670,000**	**$ 7,080,200**	**$ 17,750,200**

The District's detail debt service schedule for its Series 2025 Bonds is provided on page 21.

Events of Default – Series 2025 Bonds

The following events are considered events of default under the Senior Bond Resolution: (1) Failure to make any payment of principal of or interest on the Bonds when due, (2) Breach by the District of any material covenant or failure by the District to perform any material duty imposed on it by the Bond Resolution and continuation of such breach or failure for a period of sixty days or (3) an order of decree by a court declaring the District bankrupt under federal bankruptcy law or appointing a receiver of all or any material portion of the District's assets or revenues is entered with the consent or acquiescence of the District or is entered without the consent or acquiescence of the District but is not vacated, discharged or stayed within thirty days after it is entered. Available remedies for an Event of Default are (1) initiating a lawsuit against the District and (2) compelling the District to cure the default via mandamus or any other suit, action, or proceeding at law or in equity. Acceleration of the repayment of the Bonds is not an available remedy for an Event of Default.

Debt Authorization – Service Plan

The District's Amended and Restated Service Plan, which was approved by the City of Aurora on August 14, 2006, authorizes the District to issue up to $400 million in debt over a term not to exceed 40 years. As of December 31, 2025, total remaining debt issuance authorization under the District's second Amended and Restated Service Plan is as follows:

Authorized maximum debt issuance per Amended and Restated Service Plan	$ 400,000,000
Less:	
2006 Bonds	(8,875,000)
2016 Bonds	(8,372,000)
2018 Bonds	(3,290,000)
Unused, authorized debt issuance as of Dec. 31, 2025	**$ 379,463,000**

Debt Authorization – TABOR

The District has no unused borrowing power granted by the District's eligible electors to the District. The District is unable to issue additional debt without first obtaining approval from the District's eligible electors.

NOTE 6 – CONTINGENT OBLIGATIONS

The District has entered into two contingent obligation agreements with certain developers of the land within the District – CIC, LLC (CIC LLC) and ACM High Point VI, LLC (ACM). The District has neither registered nor filed a notice of claim of exemption regarding these contingent obligation agreements with the Colorado Securities Commissioner ("Commissioner"). Interpretative Order No. 06-IN-001 issued by the Commissioner provides that neither a registration application nor notice of claim of exemption is required to be filed with the Commissioner for a contractual obligation to repay a developer for advanced funds if such obligation provides that it is not transferable. These contingent obligation agreements may be transferred to third parties upon obtaining the consent of all parties to these respective agreements. The contingent obligations of the District contemplated in the agreements identified below are subject to annual appropriation at the sole discretion of the District and are not multiple-fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution. The following contingent obligations exist, but are not necessarily owing:

2005 and 2006 Operations Funding Agreements. On January 25, 2005, AHPDMD, CIC LLC, and the District entered into the 2005 Operation Funding Agreement (2005 OFA), and on January 20, 2006, the AHPDMD, CIC LLC, and the District entered into the 2006 Operation Funding Agreement (2006 OFA). At the time these Agreements were executed, the directors on the District's board were also directors on AHPDMD's board and all directors were either employees and/or officers of CIC, LLC or reported other conflicts of interest serving as directors on the District's board. Per the 2005 OFA and 2006 OFA, CIC LLC agreed to provide funding to the District for its required payments to AHPDMD pursuant to a District Facilities Agreement. Funds provided under both agreements accrue simple interest at a rate of 8% per annum. Any repayments of funding provided by CIC LLC under the 2006 OFA are limited to property tax revenues derived from the District's Operations Mill Levy of no more than 15 mills if appropriated by the District through its annual budgeting process. Both Agreements are effective through December 31, 2046, unless terminated earlier by mutual agreement.

For the 12-month period ending December 31, 2025, the projected changes in advances and accrued interest under the 2005 OFA and 2006 OFA are as follows:

	Balance as of 12/31/2024	Additions	Deletions	Balance as of 12/31/2025
Funding/advances	**$ 100,316**	**$ -**	**$ -**	**$ 100,316**
Accrued Interest	**151,497**	**8,025**	**-**	**159,522**
Total	**$ 251,813**	**$ 8,025**	**$ -**	**$ 259,838**

2017 Operations Funding and Reimbursement Agreement. On July 20, 2017, AHPDMD, ACM, and the District entered into an Operation Funding and Reimbursement Agreement (2017 OFRA). At the time this Agreement was executed, the directors on the District's board were also directors on AHPDMD's board and all directors were either employees and/or officers of ACM or reported other conflicts of interest serving as directors on the District's board. Per the 2017 OFRA, all funding from LNR to the District and related accrued interest under the 2016 OFRA were assigned to ACM. Amounts accrued and claimed by LND and ACM under the 2017 OFRA accrue simple interest at a rate of 8% per annum. Annual repayments by the District under the 2017 OFA are limited to an amount calculated as follows: (1) property tax revenue generated from a combined annual mill levy of 50 mills less (2) annual required debt service costs less (3) total costs to fund the District's annual administrative, operations and maintenance costs. The 2017 OFRA terminates upon the earlier of (1) December 01, 2046 – regardless of whether any funding and accrued interest remains outstanding under the 2017 OFRA – or (2) the date on which all amounts funded under the 2017 OFRA plus accrued interest is paid back to ACM.

Although the OFRA indicates amounts accrued as owing to ACM under this agreement constitutes a multiple-fiscal year obligation, the District did not contact the holders of the majority of outstanding Series 2016 Bonds to obtain their consent to the District entering into the 2016 OFRA. The District also represented in the 2016 bond offering document that amounts accrued under the 2016 OFRA were not multiple fiscal year obligations requiring voter approval.

For the 12-month period ending December 31, 2025, the projected changes in advances and accrued interest under the 2017 OFRA are as follows:

	Balance as of 12/31/2024	Additions	Deletions	Balance as of 12/31/2025
Funding/advances	**$ 113,718**	**$ -**	**$ -**	**$ 113,718**
Accrued Interest	**157,427**	**9,097**	**-**	**166,524**
Total	**$ 271,145**	**$ 9,097**	**$ -**	**$ 280,242**

NOTE 7 – NET POSITION (DEFICIT)

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2025 in the general fund, debt service fund, capital project fund and ARI fund totaled $23,281, $0, $0 and $0, respectively.

Restricted Net Position

The District's restricted net position as of December 31, 2025 in the general fund, debt service fund, capital project fund and ARI fund totaled $16,200, $284,530, $462,093 and $594, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 11 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the District's Bonds. The restricted net position within the capital project fund is comprised of funds restricted for funding the construction and maintenance of assets owned and operated by the District.

Unassigned Net Position

The District's unassigned net position as of December 31, 2025 totaled ($7,178,549). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to the City of Aurora and the District.

NOTE 8 – AGREEMENTS

Intergovernmental Agreement with the City of Aurora

The District and the City are parties to an intergovernmental agreement (City IGA) dated February 4, 2005, pursuant to the requirements of the Service Plan. Under the City IGA, the District covenants to dedicate all public improvements to the City or other appropriate jurisdiction, and covenants that all improvements will be constructed in compliance with the City's standards and specifications. The agreement states that the District is not authorized to operate and maintain improvements, other than park and recreation improvements, unless otherwise agreed to by the City. The District is required to impose a mill levy for Aurora regional improvements (the ARI Mill Levy). The ARI Mill Levy is defined in the Service Plan as (i) for the first 20 years, one mill; (ii) for the next 20 years, five mills; and (iii) for the next 10 years, a mill levy equal to the average debt service mill levy imposed by the District in the 10 years prior to the date of repayment of the debt it issued to construct nonregional improvements. The ARI Mill Levy is not pledged to the payment of the Series 2025 Bonds.

NOTE 9 – RELATED PARTIES

For the 12-month period ended December 31, 2025, none of the directors serving on the District's board reported conflicts of interest regarding their service on the Board.

NOTE 10 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

NOTE 11 – 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 2, 2004, nine electors (all of whom were qualified to vote by the owner of all land within the District at that time) unanimously voted to authorize the District to assess property taxes up to $20 million annually, without limitation to rate, to pay the District's operations, maintenance and other expenses.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

TABOR is complex and subject to legal interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

SUPPLEMENTARY INFORMATION

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Amended and Final Budget	Actual Amounts	Positive / (Negative) Variance with Amend Budget
REVENUES			
Property taxes	$ 1,644,300	$ 1,643,998	$ (302)
Specific ownership taxes	82,000	81,700	(300)
Net investment income	105,200	113,966	8,766
Total Revenues	**1,831,500**	**1,839,664**	**8,164**
EXPENDITURES			
Direct and indirect collection costs	70,700	67,568	3,132
Cash payments on debt			
Interest payments - Series 2016 Bonds	565,500	238,087	327,413
Interest payments - Series 2018B Bonds	78,000	117,076	(39,076)
Interest payments - Series 2018C Bonds	1,356,000	1,355,629	371
Principal payments – 2016 Series Bonds	11,235,000	11,235,000	-
Principal payments – 2018B Series Bonds	1,117,000	1,117,000	-
Principal payments – 2018C Series Bonds	750,000	750,000	-
Bond issuance costs	320,000	287,469	32,531
Total Expenditures	**15,492,200**	**15,167,829**	**324,371**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(13,660,700)**	**(13,328,165)**	**332,535**
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Proceeds from Series 2025 Bonds	11,556,100	11,391,084	(165,016)
Total Other Financing Sources (Uses)	11,556,100	11,391,084	(165,016)
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	**(2,104,600)**	**(1,937,081)**	**167,519**
FUND BALANCE – BEGINNING	**2,116,900**	**2,221,611**	**104,711**
FUND BALANCE – END OF YEAR	**$ 12,300**	**$ 284,530**	**$ 272,230**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
DEBT SERVICE FUND
DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Amended and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DEBT MANAGEMENT & COMPLIANCE			
Collection fees – County Treasurer	$ 24,800	$ 24,668	$ 132
Debt management & compliance cost allocation	38,400	38,400	-
Bond paying agent fees	7,500	4,500	3,000
Miscellaneous	-	-	-
Total Debt Management & Compliance Expenses	**$ 70,700**	**$ 67,568**	**$ 3,132**

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	$ 11,000	$ -	$ (11,000)
Total Revenues	**11,000**	**-**	**(11,000)**
EXPENDITURES			
Capital projects			
Major capital projects	65,000	-	65,000
Total Expenditures	**65,000**	**-**	**65,000**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(54,000)**	**-**	**(76,000)**
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	172,800	172,800	-
Total Other Financing Sources (Uses)	**172,800**	**172,800**	**-**
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	**118,800**	**172,800**	**76,000**
FUND BALANCE – BEGINNING OF YEAR	**289,300**	**289,293**	**(7)**
FUND BALANCE – END OF YEAR	**$ 408,100**	**$ 462,093**	**$ 75,993**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO 3
AURORA REGIONAL IMPROVEMENT FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	$ 32,900	$ 32,882	$ (18)
Specific ownership taxes	1,800	1,634	(166)
Interest income	700	11	(689)
Total Revenues	**35,400**	**34,527**	**(873)**
EXPENDITURES			
County Treasurer collection fees	500	493	7
Transfers to Aurora Regional Transportation Authority	-	64,753	(64,753)
Other			
Total Expenditures	**500**	**65,246**	**(64,746)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**34,900**	**(30,719)**	**65,619**
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(34,900)	-	(34,900)
Total Other Financing Sources (Uses)	(34,900)	-	(34,900)
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	**-**	**(30,719)**	**(30,719)**
FUND BALANCE – BEGINNING OF YEAR	**-**	**31,313**	**31,313**
FUND BALANCE – END OF YEAR	**$ -**	**$ 594**	**$ 594**

These financial statements should be read only in connection with the accompanying notes to the financial statements.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

December 31, 2025

The District's repayment schedule for its Series 2025 general obligation bonds is as follows:

Year Ended December 31,	Principal	Interest	Total
2026	$ 260,000	$ 584,961	$ 844,961
2027	315,000	531,150	846,150
2028	330,000	515,400	845,400
2029	345,000	498,900	843,900
2030	365,000	481,650	846,650
2031	380,000	463,400	843,400
2032	400,000	444,400	844,400
2033	420,000	424,400	844,400
2034	440,000	403,400	843,400
2035	465,000	381,400	846,400
2036	490,000	358,150	848,150
2037	510,000	333,650	843,650
2038	535,000	308,150	843,150
2039	565,000	281,400	846,400
2040	590,000	253,150	843,150
2041	620,000	223,650	843,650
2042	655,000	191,100	846,100
2043	690,000	156,713	846,713
2044	725,000	120,488	845,488
2045	765,000	82,425	847,425
2046	805,000	42,263	847,263
	$ 10,670,000	**$ 7,080,200**	**$ 17,750,200**

The original face value of these bonds totaled $10,670,000. The interest rate on the bonds range between 5.00% to 5.25% and the bonds are payable each year on June 1st and December 1st. Principal payments are due each year on December 1st.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2025

Year Ended Dec. 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied			Total Property Taxes		Percent Collected to Levied
		Operations	ARI	Debt	Levied	Collected (Note A)	
2020	$ 15,995,920	11.133	1.113	55.663	$1,086,267	$1,068,233	98.3%
2021	16,423,290	11.132	1.113	55.663	1,115,273	1,112,165	99.7%
2022	20,473,940	25.027	1.113	55.664	1,675,100	1,644,682	98.2%
2023	20,522,080	26.601	1.145	57.266	1,744,600	1,744,440	100.0%
2024	24,978,880	21.854	1.188	59.403	2,059,400	2,083,826	101.2%
2025	25,375,700	21.513	1.296	64.796	2,223,100	2,222,705	100.0%
2026	24,370,230	31.083	6.337	34.518	1,753,100	[TBD]	[TBD]

NOTE A: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

OTHER SUPPLEMENTARY INFORMATION

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3

CHANGE IN TOTAL OVERLAPPING MILL LEVY

December 31, 2025

	2024 Mill Levy *	2025 Mill Levy **	Change
Colorado International Center Metro District No. 3	87.605	71.938	(15.667)
Brighton School District No. 27J	56.644	56.290	(0.354)
Adams County	26.944	27.479	0.535
City of Aurora	6.613	7.087	0.474
Rangeview Library District	3.667	3.715	0.048
Urban Drainage and Flood Control	0.900	0.900	0.000
Urban Drainage and Flood Control – South Platte	0.100	0.100	0.000
Total Mill Levy	**182.473**	**167.509**	**(14.964)**

* -- For property tax collections in 2025

** -- For property tax collections in 2026

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3

HISTORICAL DEBT RATIOS

December 31, 2025

	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25
General Obligation Bonds	$ 15,045,000	$ 15,045,000	$ 14,715,000	$ 13,763,300	$ 10,670,000
Accrued, unpaid interest - Bonds	670,349	376,492	809,644	1,045,987	84,977
Restricted Cash	(2,287,270)	(2,319,741)	(2,166,694)	(2,212,967)	(278,544)
Combined assessed property values within the District	20,473,940	20,522,080	24,978,880	25,375,700	24,370,230
Ratio of debt to assessed property values	65.6%	63.8%	53.5%	49.6%	43.0%