DINOSAUR RIDGE METROPOLITAN DISTRICT
City of Golden, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

DINOSAUR RIDGE METROPOLITAN DISTRICT
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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Dinosaur Ridge Metropolitan District
City of Golden, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Dinosaur Ridge Metropolitan District (the District), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Dassio & Associates, P.C.

September 21, 2026

BASIC FINANCIAL STATEMENTS

DINOSAUR RIDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 328,721
Cash and Investments - Restricted	2,513,199
PIF Receivable	12,280
Accounts Receivable	75,368
Prepaid Insurance	4,337
Receivable from County Treasurer	5,104
Property Tax Receivable	514,489
Capital Assets:	
Capital Assets Net of Depreciation	417,731
Total Assets	3,871,229
LIABILITIES	
Accounts Payable	32,221
Accrued Interest Payable	43,208
Noncurrent Liabilities:	
Due Within One Year	640,000
Due in More Than One Year	10,539,558
Total Liabilities	11,254,987
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	514,489
Total Deferred Inflows of Resources	514,489
NET POSITION	
Net Investment in Capital Assets	(140,213)
Restricted for:	
Emergency Reserve	8,600
Debt Service	1,466,663
Unrestricted	(9,233,297)
Total Net Position	$ (7,898,247)

See accompanying Notes to Basic Financial Statements.

DINOSAUR RIDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 190,930	$ -	$ 106,691	$ -	$ (84,239)
Interest on Long-Term Debt and Related Costs	667,763	-	-	1,426,299	758,536
Total Governmental Activities	$ 858,693	$ -	$ 106,691	$ 1,426,299	674,297
GENERAL REVENUES					
Property Taxes					554,214
Specific Ownership Taxes					62,729
Interest Income					124,247
Total General Revenues					741,190
CHANGES IN NET POSITION					1,415,487
Net Position - Beginning of Year					(9,313,734)
NET POSITION - END OF YEAR					$ (7,898,247)

See accompanying Notes to Basic Financial Statements.

DINOSAUR RIDGE METROPOLITAN DISTRICT
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 328,721	$ -	$ -	$ 328,721
Cash and Investments - Restricted	8,600	2,504,599	-	2,513,199
PIF Receivable	-	12,280	-	12,280
Accounts Receivable	21,560	53,808	-	75,368
Prepaid Insurance	4,337	-	-	4,337
Receivable from County Treasurer	1,458	3,646	-	5,104
Property Tax Receivable	146,998	367,491	-	514,489
Total Assets	$ 511,674	$ 2,941,824	$ -	$ 3,453,498
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 32,221	$ -	$ -	$ 32,221
Total Liabilities	32,221	-	-	32,221
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	146,998	367,491	-	514,489
Total Deferred Inflows of Resources	146,998	367,491	-	514,489
FUND BALANCES				
Nonspendable:				
Prepaid Expense	4,337	-	-	4,337
Restricted for:				
Emergency Reserves	8,600	-	-	8,600
Debt Service	-	2,574,333	-	2,574,333
Assigned to:				
Unassigned	319,518	-	-	319,518
Total Fund Balances	332,455	2,574,333	-	2,906,788
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 511,674	$ 2,941,824	$ -	
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.				417,731
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				(10,826,000)
Accrued Interest Payable - Series 2019A Bonds				(43,208)
Unamortized Bond Premium				(28,159)
Developer Advance Payable				(225,701)
Accrued Interest Payable - Developer Advance				(99,698)
Net Position of Governmental Activities				$ (7,898,247)

See accompanying Notes to Basic Financial Statements.

DINOSAUR RIDGE METROPOLITAN DISTRICT
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	$ 158,345	$ 395,869	$ -	$ 554,214
Property taxes - TIF (District Mill Levy)	106,691	266,277	-	372,968
Property taxes - TIF (Incremental Project Area)	-	961,277	-	961,277
Specific Ownership Taxes	17,922	44,807	-	62,729
Interest Income	2,589	121,658	-	124,247
PIF Revenue	-	134,043	-	134,043
PILOT Revenue	-	64,702	-	64,702
Total Revenues	285,547	1,988,633	-	2,274,180
EXPENDITURES				
Current:				
Accounting	26,500	-	-	26,500
Auditing	5,700	-	-	5,700
County Treasurer's Fee	2,403	6,007	-	8,410
District Management	64,527	-	-	64,527
Dues and Membership	458	-	-	458
Election	2,526	-	-	2,526
Insurance	4,633	-	-	4,633
Landscaping	22,310	-	-	22,310
Legal	20,022	-	-	20,022
Miscellaneous	238	-	-	238
Snow Removal	14,588	-	-	14,588
Website	2,000	-	-	2,000
Debt Service:				
Bond Interest - Series 2019A	-	554,500	-	554,500
Bond Interest - Series 2019B	-	428,635	-	428,635
Bond Principal - Series 2019A	-	720,000	-	720,000
Bond Principal - Series 2019B	-	404,000	-	404,000
Paying Agent Fees	-	7,000	-	7,000
Total Expenditures	165,905	2,120,142	-	2,286,047
NET CHANGE IN FUND BALANCES	119,642	(131,509)	-	(11,867)
Fund Balances - Beginning of Year	212,813	2,705,842	-	2,918,655
FUND BALANCES - END OF YEAR	$ 332,455	$ 2,574,333	$ -	$ 2,906,788

See accompanying Notes to Basic Financial Statements.

DINOSAUR RIDGE METROPOLITAN DISTRICT
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 - Total Governmental Funds	$	(11,867)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.		
Depreciation Expense		(25,025)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.		
Bond Principal Series 2019A		720,000
Bond Principal Series 2019B		404,000
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 Payable - Change in Liability		344,523
Accrued Interest Payable Developer Advance - Change in Liability		(18,056)
Amortization of Bond Premium		1,912
Changes in Net Position of Governmental Activities	$	1,415,487

See accompanying Notes to Basic Financial Statements.

DINOSAUR RIDGE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 168,153	$ 158,345	$ (9,808)
Specific Ownership Taxes	19,866	17,922	(1,944)
Interest Income	100	2,589	2,489
Property taxes - TIF (District Mill Levy)	115,643	106,691	(8,952)
Total Revenues	303,762	285,547	(18,215)
EXPENDITURES			
Accounting	33,000	26,500	6,500
Auditing	5,700	5,700	-
Contingency	1,178	-	1,178
County Treasurer's Fee	2,522	2,403	119
District Management	38,000	64,527	(26,527)
Dues and Membership	500	458	42
Election	4,000	2,526	1,474
Insurance	5,000	4,633	367
Landscaping	23,100	22,310	790
Legal	33,000	20,022	12,978
Miscellaneous	2,000	238	1,762
Snow Removal	50,000	14,588	35,412
Website	2,000	2,000	-
Total Expenditures	200,000	165,905	34,095
EXCESS OF REVENUES OVER EXPENDITURES	103,762	119,642	15,880
OTHER FINANCING SOURCES (USES)			
Repay Developer Advance	(18,000)	-	18,000
Total Other Financing Sources (Uses)	(18,000)	-	18,000
NET CHANGE IN FUND BALANCE	85,762	119,642	33,880
Fund Balance - Beginning of Year	223,136	212,813	(10,323)
FUND BALANCE - END OF YEAR	$ 308,898	$ 332,455	$ 23,557

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Dinosaur Ridge Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the District Court of Jefferson County on December 2, 2008, and is governed pursuant to the provisions of the Special District Act, Title 32, Article I, Colorado Revised statutes. The District operates under a Service Plan approved by the City of Golden, Colorado on September 11, 2008, which was amended and restated on February 28, 2019. The District's service area is located in Golden, Colorado. The District has the power and authority to provide certain public improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, including, but not limited to, the financing, design, acquisition, installation, construction and, to the extent necessary, operation and maintenance of services and facilities for streets, safety protection, solid waste collection and transportation, water, sewer and sanitation, and transportation facilities and improvements for the use and benefit of the inhabitants and taxpayers of the District. The District was also established to provide ongoing operations and maintenance for certain public improvements. The District is governed by an elected Board of Directors.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. 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 all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District 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 instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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.

The District amended its annual budget for the year ending December 31, 2025.

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.

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred 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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plan, and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns 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 the 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 net investments in capital assets.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Storm Drainage	30 Years
Parks	15 Years

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:

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

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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 as of December 31, 2025 is classified in the accompanying financial statements as follows:

Statement of Net Position:		
Cash and Investments	$	328,721
Cash and Investments - Restricted		2,513,199
Total Cash and Investments	$	2,841,920

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

Deposits with Financial Institutions	$	361,143
Investments		2,480,777
Total Cash and Investments	$	2,841,920

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank balance a carrying balance of $361,143.

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 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.

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	$ 129,880
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	2,350,897
		$ 2,480,777

CSAFE

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

CSAFE CASH FUND operations similar to a money market fund, with each share valued at $1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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.

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 ended December 31, 2025 follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Drainage and Detention	$ 284,900	$ -	$ -	$ 284,900
Parks and Recreation	232,932	-	-	232,932
Total Capital Assets, Being Depreciated	517,832	-	-	517,832
Less Accumulated Depreciation for:				
Accumulated Depreciation - Drainage & Detention	28,490	9,497	-	37,987
Accumulated Depreciation - Parks and Rec	46,586	15,528	-	62,114
Total Accumulated Depreciation	75,076	25,025	-	100,101
Total Capital Assets, Being Depreciated, Net	442,756	(25,025)	-	417,731
Governmental Activities Capital Assets, Net	$ 442,756	$ (25,025)	$ -	$ 417,731

Depreciation expense for 2025 was $25,025.

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 at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2019A Bonds	$ 11,090,000	$ -	$ 720,000	$ 10,370,000	$ 640,000
Series 2019B Bonds	860,000	-	404,000	456,000	-
Series 2019 Bonds Premium	30,071	-	1,912	28,159	-
Accrued Interest					
Series 2019B Bonds	341,523	87,112	428,635	-	-
Subtotal Bonds Payable	12,321,594	87,112	1,554,547	10,854,159	640,000
Other Debts:					
Developer Advance - Operating	225,701	-	-	225,701	-
Accrued Interest on:					
Developer Advance - Operating	81,642	18,056	-	99,698	-
Subtotal Other Debts	307,343	18,056	-	325,399	-
Total Long-Term Obligations	$ 12,628,937	$ 105,168	$ 1,554,547	$ 11,179,558	$ 640,000

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Special Revenue Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) **and Subordinate Special Revenue Bonds, Series 2019B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Senior Bond Details

The District issued the Bonds on July 24, 2019, in the amounts of $13,285,000 and $860,000 for the Senior Bonds and the Subordinate Bonds, respectively. Proceeds from the sale of the Senior Bonds were used to: (a) fund repayment of advances from the Landowner pursuant to the Acquisition Agreement and the Monument Agreement; (b) refund the District's outstanding Property Tax Increment Revenue Bonds, Series 2016; (c) fund the Senior Reserve Fund; (d) fund capitalized interest; and (e) pay the costs of issuance of the Senior Bonds. Proceeds from the sale of the Subordinate Bonds were used to: (a) fund repayment of advances from the Landowner pursuant to the Acquisition Agreement; and (b) pay the costs of issuance of the Subordinate Bonds.

The Senior Bonds bear interest at 5.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The Senior Bonds mature on June 1, 2049. To the extent the Senior Bonds are not paid when due, the unpaid principal will remain outstanding until paid and continue to bear interest and the unpaid interest will compound semi-annually on each June 1 and December 1 until the total repayment obligation of the District for the Senior Bonds equals the amount permitted by Law.

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2024, 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
June 1, 2024, to May 31, 2025	3.00%
June 1, 2025, to May 31, 2026	2.00
June 1, 2026, to May 31, 2027	1.00
June 1, 2027, and thereafter	0.00

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, which generally consists of: (a) all Senior Pledged Property Tax Revenues; (b) all PILOT (payment in lieu of taxes) Payments; (c) all Senior District Property Tax Revenues; and (d) all Sales PIF Pledged Revenue. Pledged Property Tax Revenues means 75.00% of the incremental property taxes from public bodies imposing property tax in the Project Area that are paid to the District pursuant to the Redevelopment Agreement.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bond Details (Continued)

Senior District Property Tax Revenues means the revenues received by the District from the imposition of the Senior Required Mill Levy, including the Senior Specific Ownership Tax attributable to the Senior Required Mill Levy pursuant to the Redevelopment Agreement and the Cooperation Agreement. Sales PIF Pledged Revenue are the amounts received by the District from a privately imposed public improvement fee (the Sales PIF) collected within the boundaries of the District and from the Hotel Property on PIF Sales (including transactions subject to the City Sales Tax and certain other transactions) in the amount of 1.00% of each retail sale. The Sales PIF is imposed pursuant to a Declaration of Covenants Imposing and Implementing Gateway Village at Dinosaur Ridge Subdivision Public Improvements Fee. The District has covenanted to impose a Senior Required Mill Levy upon all taxable property of the District of 50.000 mills (subject to adjustment for changes in the method of calculating assessed value occurring after January 1, 2008).

The Senior Bonds are also secured by the Senior Reserve Fund, which was funded from proceeds of the Senior Bonds, and by amounts, if any, in the Senior Surplus Fund. The Senior Surplus Fund was not funded on the date of issuance of the Bonds. The Senior Reserve Fund was funded from Senior Bond proceeds in the amount of the Reserve Requirement of $1,064,462. If at any time the Senior Reserve Fund is drawn upon or valued so that the amount of the Senior Reserve Fund is less than the Reserve Requirement, the District shall include in the computation of its mill levy certification the amount necessary to replenish the Senior Reserve Fund to the Reserve Requirement, subject to the limitations of the Senior Required Mill Levy. The balance in the Senior Reserve Fund as of December 31, 2025 is $1,066,250.

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Surplus Amount of $1,280,000 until the Funding Obligation is satisfied. After the Funding Obligation is satisfied, the Maximum Surplus Amount from each December 1st thereafter is an amount equal to Maximum Annual Debt Service. Maximum Annual Debt Service means, as of any December 1st, the maximum amount of principal and interest due on the Senior Bonds in any year from such date until the maturity date of the Senior Bonds. Funding Obligation means the obligation of the Golden Urban Renewal Authority to pay the District an amount that will not exceed $4,000,000 plus interest pursuant to the Redevelopment Agreement. The balance in the Senior Surplus Fund as of December 31, 2025 is $1,282,150.

Subordinate Bond Details

The Subordinate Bonds bear interest at 7.25% and mature on June 15, 2049. The Subordinate Bonds constitute subordinate cash flow bonds, meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Subordinate Pledged Revenue is available for payment. Principal and interest payments are due on the Subordinate Bonds on each December 15 only to the extent Subordinate Pledged Revenue is available therefor. In the event that the Subordinate Pledged Revenue is insufficient to pay the Subordinate Bonds, the unpaid principal will continue to bear interest and the unpaid interest will compound annually until the total repayment obligation of the District for the Subordinate Bonds equals the amount permitted by law.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Bond Details (Continued)

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on June 15, 2024, 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
June 15, 2024, to June 14, 2025	3.00%
June 15, 2025, to June 14, 2026	2.00
June 15, 2026, to June 14, 2027	1.00
June 15, 2027, and thereafter	0.00

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, generally consisting of: (a) Subordinate Pledged Property Tax Revenues; (b) Subordinate PILOT Payments; (c) Subordinate District Property Tax Revenues; and (d) Subordinate Sales PIF Pledged Revenue. Subordinate Pledged Property Tax Revenues means the Pledged Property Tax Revenues after such amounts have been applied to the Senior Bonds. Subordinate PILOT Payments are all payments in lieu of taxes paid to the District pursuant to the PILOT Declaration to the extent such amounts are available for payment of the Subordinate Bonds under the Senior Indenture. Subordinate District Property Tax Revenues means the revenues received by the District from the imposition of the Subordinate Required Mill Levy, including the Subordinate Specific Ownership Tax attributable to the Subordinate Required Mill Levy pursuant to the Redevelopment Agreement. Subordinate Sales PIF Pledged Revenue means the amounts received by the District from the Sales PIF to the extent such amounts are available for payment of the Subordinate Bonds under the Senior Indenture. The District has covenanted to impose a Subordinate Required Mill Levy upon all taxable property of the District of 50 mills less the Senior Required Mill Levy, as adjusted.

Unused Lines of Credit

The Series 2019 Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Bonds.

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Termination Events

The Bonds do not have a termination provision. In the event that there are amounts outstanding after the maturity date, the District must levy the Required Mill Levy until all principal and accrued interest is paid on the Bonds.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Acceleration

The Series 2019 Bonds are not subject to acceleration.

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

	Governmental Activities		
	Bonded Debt		
Year Ending December 31,	Principal	Interest	Total
2026	$ 640,000	$ 518,500	$ 1,158,500
2027	145,000	486,500	631,500
2028	165,000	479,250	644,250
2029	175,000	471,000	646,000
2030	195,000	462,250	657,250
2031-2035	1,215,000	2,150,500	3,365,500
2036-2040	1,745,000	1,796,250	3,541,250
2041-2045	2,420,000	1,296,250	3,716,250
2046-2049	3,670,000	506,125	4,176,125
Total	$ 10,370,000	$ 8,166,625	$ 18,536,625

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Debt Authorization

The limit on the District's ability to issue Debt is set forth in its Service Plan, as amended on February 29, 2019, as $20,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt in an amount that exceeds the Service Plan Debt Issuance Limit; provided, however, that the Service Plan Debt Issuance Limit does not apply to refunding Debt.

The District's voters have authorized the District to issue Debt in accordance with the Service Plan Debt Issuance Limit.

There is $5,855,000 of the Service Plan Debt Issuance Limit remaining, which excludes the portion of the Series 2019 Bonds related to refunding.

In the future, the District may issue a portion of all of the remaining Service Plan Debt Issuance Limit for purposes of providing public improvements to support development as it occurs within the District's service area.

NOTE 6 NET POSITION

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

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2025, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	$ 8,600
Debt Service Reserve	1,466,663
Total Restricted Net Position	$ 1,475,263

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, which were conveyed to other governmental entities.

NOTE 7 RELATED PARTIES

Members of the Board of Directors are employees or representatives of Golub & Company LLC, which is an affiliate of Golub Real Estate Corp. and Golub Aurum Owner LLC, which is partial owner of property within the District and an affiliate of Golub Realty Services LLC. Golub Realty Services LLC provides property management services to Golub Aurum Owner Association LLC, and as such the board members may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Operation Funding Agreement

On June 14, 2019, the District and Gateway Land Investment, LLC (the Developer) entered into an Amended and Restated Operation Funding Agreement (Developer OFA), effective January 1, 2018, whereby the Developer agreed to advance funds to the District for operations and maintenance expense in an amount not to exceed $215,000. On December 5, 2019, the District and the Developer entered into a First Amendment to the Developer OFA to increase the amount to be advanced by the Developer for years 2019 through 2021 to $286,000. On August 10, 2020, the District and the Developer entered into a Second Amendment to the Developer OFA to acknowledge a credit in the amount of $110,282 as a payment to the amounts outstanding to the Developer under the Developer OFA.

NOTE 8 AGREEMENTS (CONTINUED)

Operation Funding Agreement (Continued)

On October 3, 2022, the District and Confluence entered into a 2022 Operation Funding Agreement (Confluence OFA), effective January 1, 2022, whereby Confluence agreed to advance funds to the District for operations and maintenance expense not to exceed $50,000. Interest will accrue at the rate of 9.00% per annum. As part of the Confluence OFA, the District conveyed real property to Confluence valued at $32,580.

This amount was credited to the District as a repayment of the Advances funded under this Confluence OFA Priority of payment shall be to the previous Developer OFA outstanding principal and interest, and then to the outstanding principal and interest of the Confluence OFA. On September 22, 2023, the District and Confluence entered into an Amendment to the Confluence OFA, to extend the term of the Confluence OFA through 2023. Obligation of the District to reimburse Confluence was also extended to December 31, 2053.

On December 5, 2024, the District and Confluence entered into a Second Amendment to Confluence OFA to amend the priority of payments under the Confluence OFA to provide that Confluence may be reimbursed by the District for Advances paid to the District under the Confluence OFA prior to the District reimbursing Developer for Developer Advances paid to the District under the Developer OFA. As of December 31, 2025, the District had an outstanding principal balance of $ 225,701 and interest balance of $99,698.

Monument Funding and Acquisition Agreement

On July 17, 2019, effective as of July 24, 2019, the District and the Developer entered into a Monument Funding and Acquisition Agreement (Monument Agreement) whereas the Developer will design, construct, and complete two monument signs as part of the District's capital improvement plan. Upon completion and successful certification of the construction costs, the District shall acquire the monument sign and will reimburse the Developer up to a maximum of $35,000, together with interest thereon. Certified construction costs shall accrue interest from the date such costs are incurred by the Developer at the rate of 8.00% per annum. The Monument Agreement was amended by the First Amendment to the Monument Agreement on July 6, 2020, effective as of July 24, 2019.

Public Finance and Redevelopment Agreement

On October 13, 2014, the District entered into a Public Finance and Redevelopment Agreement with Golden Urban Renewal Authority (Authority) and the Developer (collectively with the District and the Authority, the Parties) under which the Developer shall construct and operate a mixed-use development in an effort to positively contribute to the rehabilitation and elimination of blight within an urban renewal area. At its election, the Developer may self-finance, construct, and install the Public Improvements as approved by the City of Golden. The Developer may also elect to be reimbursed from pledged property tax revenues directly or from proceeds of Bonds issued by the District.

In the event that the Developer does not elect to construct the public improvements, the District shall take over and may issue bonds from time to time to finance the costs of these public improvements. The bonds and the payment of any bond requirement shall be special revenue obligations of the District.

NOTE 8 AGREEMENTS (CONTINUED)

Public Finance and Redevelopment Agreement (Continued)

The Parties entered into an Amended and Restated Public Finance and Redevelopment Agreement on January 21, 2017, and further into a Second Amended and Restated Public Finance and Redevelopment Agreement on June 14, 2019, to address changing costs and economic conditions. The Amended and Restated Public Finance and Redevelopment Agreement sets forth the Parties' intent to cooperate as to the provision of the public improvements financed by the Developer and the District, and to ensure that the ad valorem taxes levied by the District and the pledged property tax revenues paid by the Authority to the District are made available to the District for the purposes of implementing the Service Plan, as well as accomplishing the redevelopment of the Project Area.

Cooperation Agreement

On October 13, 2014, the District entered into a Cooperation Agreement with the Authority to state their intention to cooperate with one another in providing Public Improvements to serve the property encompassed by both the Service Area of the District and the Urban Renewal Plan. The Authority has agreed that the portion of revenues which it receives as a result of Tax Increment Revenues which are attributable to the District's current and future levy of ad valorem taxes on real property within the area encompassed by the Urban Renewal Plan, shall, upon receipt by the Authority, be segregated and paid to the District. All such funds shall be paid to the District on July 31st and January 31st of each year beginning on January 31, 2015. The Authority shall be entitled to retain .25% of all amounts remitted pursuant to this agreement as reimbursement of its costs and expenses in monitoring the County's activities and administering and executing the obligations set forth in this Agreement.

PIF Statements of Lien

The District receives certain revenue from the Declaration of Covenants Imposing and Implementing the Gateway Village at Dinosaur Ridge Subdivision Public Improvements Fee, recorded in the real property records of Jefferson County, Colorado, on March 17, 2009, at Reception# 2009023310 (the PIF Covenant), which is pledged to the repayment of the Series 2019 Bonds. The PIF Covenant imposes a public improvements fee (PIF) assessed against all "PIF Sales", which includes a 3.00% fee imposed on "Lodging Sales", and a 1.00% fee imposed on "Retail Sales". A "Retailer" that has a PIF of less than $60 per month is required to pay the PIF to the District on a quarterly basis, and a "Retailer" that has a PIF of more than $60 per month is required to pay the PIF to the District on a monthly basis, within 20 days of the close of the "Reporting Period".

If the PIF is not paid when due, interest accrues at the "Default Rate" (prime rate + 5.00%). Additionally, a "Retailer" in default bears all costs of enforcement and collection, including reasonable attorneys' fees, and a late charge in the amount of the greater of 10.00% of the delinquent PIF, or $100. The PIF Covenant provides that it a covenant that runs with the land, and that amounts owed thereunder a perpetual lien against the Property, which may be foreclosed upon in the same manner as the foreclosure of mechanics' liens.

NOTE 8 AGREEMENTS (CONTINUED)

PIF and PILOT Statements of Lien (Continued)

In 2024, Lot 1, Gateway Village Filing No. 1, Amended and Ratified Final Plat, 1 Amendment, recorded in the real property records of Jefferson County, Colorado on February 24, 2017, at Reception# 2017021149, and located at 18485 West Colfax Avenue, Golden, CO 80401 (the Property) failed to make PIF payments to the District in certain months. In February 2025, the District sent a Notice of Intent to File Lien on the Property related to the delinquent PIF payments. The Property sent partial payments but has not sent all payments and has not sent supporting documentation to the District. The District thus recorded a Statement of Lien on the Property related to the delinquent PIF payments.

The District also receives certain revenue from the Declaration of Covenants Related to Payments in Lieu of Taxes, recorded in the real property records of Jefferson County, Colorado, on December 8, 2016, at Reception# 2016130026 (the PILOT Covenant), which is pledged to the repayment of the Series 2019 Bonds. The PILOT Covenant provides for payment of an "Annual Fee", which is an annual payment in lieu of taxes in the amount equal to the lower of 25.000 mills, or the mills levied by the District, multiplied by the County Assessor's most-recently certified final assessed valuation of the Property.

The District sends notice of the Annual Fee due on or around January 15 of each year, and the Annual Fee is due to be paid to the District no later than September 15 of each year. Until paid, the Annual Fee accrues interest at the rate of 1.00% per month, attorneys' fees and costs and expenses incurred by the District to collect and enforce the Annual Fee. The PILOT Covenant provides the Annual Fee and any interest, late fees, attorneys' fees and costs and expenses owed thereunder constitute a perpetual lien against the Property, which may be foreclosed upon in the same manner as the foreclosure of mechanics' liens.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceeded amounts recoverable from reinsurance contracts and funds accumulated to 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, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 6, 2018, the District's voters approved an annual increase in taxes of $40,000,000 for general operations and maintenance without limitation of rate.

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

SUPPLEMENTARY INFORMATION

DINOSAUR RIDGE METROPOLITAN DISTRICT
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Amended	Amounts	(Negative)
REVENUES				
Property Taxes	$ 420,389	$ 389,284	$ 395,869	$ 6,585
Specific Ownership Taxes	29,427	37,000	44,807	7,807
Interest Income	128,000	108,000	121,658	13,658
Property taxes - TIF (District Mill Levy)	289,113	289,113	266,277	(22,836)
Property taxes - TIF (Incremental Project Area)	1,038,449	961,277	961,277	-
PIF Revenue	140,000	120,000	134,043	14,043
PILOT Revenue	64,702	64,702	64,702	-
Total Revenues	2,110,080	1,969,376	1,988,633	19,257
EXPENDITURES				
County Treasurer's Fee	6,306	5,839	6,007	(168)
Paying Agent Fees	7,000	7,000	7,000	-
Bond Interest - Series 2019A	554,500	554,500	554,500	-
Bond Interest - Series 2019B	-	428,204	428,635	(431)
Bond Principal - Series 2019A	720,000	720,000	720,000	-
Bond Principal - Series 2019B	-	607,640	404,000	203,640
Contingency	3,194	-	-	-
Total Expenditures	1,291,000	2,323,183	2,120,142	203,041
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	819,080	(353,807)	(131,509)	222,298
OTHER FINANCING SOURCES				
Transfers From Other Funds	42	-	-	-
Total Other Financing Sources	42	-	-	-
NET CHANGE IN FUND BALANCE	819,122	(353,807)	(131,509)	222,298
Fund Balance - Beginning of Year	2,814,582	2,705,842	2,705,842	-
FUND BALANCE - END OF YEAR	$ 3,633,704	$ 2,352,035	$ 2,574,333	$ 222,298

DINOSAUR RIDGE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 31	$ -	$ (31)
Total Revenues	31	-	(31)
EXPENDITURES			
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31	-	(31)
OTHER FINANCING (USES)			
Transfers To Other Fund	(42)	-	42
Total Other Financing Sources (Uses)	(42)	-	42
NET CHANGE IN FUND BALANCE	(11)	-	11
Fund Balance - Beginning of Year	11	-	(11)
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

OTHER INFORMATION

DINOSAUR RIDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$13,285,000 General Obligation Bonds Series 2019A Interest 5.000% Dated July 24, 2019 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ 640,000	$ 518,500	$ 1,158,500
2027	145,000	486,500	631,500
2028	165,000	479,250	644,250
2029	175,000	471,000	646,000
2030	195,000	462,250	657,250
2031	205,000	452,500	657,500
2032	225,000	442,250	667,250
2033	240,000	431,000	671,000
2034	265,000	419,000	684,000
2035	280,000	405,750	685,750
2036	305,000	391,750	696,750
2037	320,000	376,500	696,500
2038	350,000	360,500	710,500
2039	370,000	343,000	713,000
2040	400,000	324,500	724,500
2041	420,000	304,500	724,500
2042	455,000	283,500	738,500
2043	480,000	260,750	740,750
2044	520,000	236,750	756,750
2045	545,000	210,750	755,750
2046	585,000	183,500	768,500
2047	620,000	154,250	774,250
2048	660,000	123,250	783,250
2049	1,805,000	45,125	1,850,125
Total	$ 10,370,000	$ 8,166,625	$ 18,536,625

DINOSAUR RIDGE METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2021	$ 3,553,821	20.000	50.000	$ 248,767	$ 248,312	99.82 %
2022	4,262,636	20.060	50.150	299,279	301,043	100.59 %
2023	4,537,648	20.158	50.396	320,149	320,772	100.19 %
2024	7,948,747	21.366	53.416	594,423	543,319	91.40 %
2025	7,867,888	21.372	53.431	588,542	554,214	94.17 %
Estimated for Year Ending December 31, 2026	$ 6,613,468	22.227	55.567	$ 514,489		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.
Information received from the Treasurer does not permit identification of specific year of levy.

Source: Jefferson County Assessor and Treasurer.

ANNUAL DISCLOSURES

DINOSAUR RIDGE METROPOLITAN DISTRICT
ANNUAL DISCLOSURES
DECEMBER 31, 2025

Status of Development Activity in the Development

Final Plat Lot Number	Size (Acres)	Owner	Development	Development Status	Building Size (Square Feet)
Lot 1	3.020	Golden Hotel Group, LLC	Hotel	Open August 2018	88,748
Lot 2	1.193	Dinosaur Ridge Metro District	Vacant	Vacant	-
Lot 3	3.450	Aurum Condo Association Inc	Condos	Open 2021	130,082
Lot 4	-	Dinosaur Ridge Metro District	Drainage	Drainage	-
Lot 5	5.000	AHD Real Estate, LLC	Harley Davidson	Open May 2017	76,524
Lot 6	2.388	Gateway Self Storage, LLC	Warehouse/Storage	Open 2021	104,036
Lot 7	2.028	Golden Leaf Development, LLC	Retail Center	Open June 2018	15,398
Lot 8	1.883	FX 18465 West Colfax Ave, LLC	Kum & Go	Open March 2019	9,200
Total	**21.502**				

Gateway Village Retail Center Tenants

Tenant	Square Footage	Percent of Total
Launch Colorado	1,974	12.82%
Over Yonder Brewery	4,140	26.89%
Vice Restaurant	2,566	16.66%
On the Rocks Liquor	3,539	22.98%
Salon Sisu	3,179	20.65%
Total	15,398	

DINOSAUR RIDGE METROPOLITAN DISTRICT
ANNUAL DISCLOSURES (CONTINUED)
DECEMBER 31, 2025

Assessed Valuation and Mill Levies for the District

Levy/Collection Year	Gross Assessed Valuation	Percent Change	Incremental Assessed Valuation	Base Assessed Valuation	General Fund Mill Levy	Bond Fund Mill Levy
2013/2014	$ 389,760	-	$ -	$ 389,760	20.000	30.000
2014/2015	397,671	2.03%	-	397,671	20.000	30.000
2015/2016	392,109	-1.40%	-	392,109	20.000	30.000
2016/2017	392,109	0.00%	54,867	337,242	20.000	30.000
2017/2018	329,339	-16.01%	6,502	322,837	20.000	30.000
2018/2019	3,536,706	973.88%	2,561,633	975,073	20.000	50.000
2019/2020	5,440,388	53.83%	3,504,198	1,936,190	20.000	50.000
2020/2021	5,517,146	1.41%	3,553,821	1,963,325	20.000	50.000
2021/2022	6,799,080	23.24%	2,536,444	4,262,636	20.060	50.150
2022/2023	7,301,130	7.38%	2,783,482	4,517,648	20.158	50.396
2023/2024	13,515,287	85.11%	5,566,540	7,948,747	21.366	53.416
2024/2025	13,375,007	-1.04%	5,507,119	7,867,888	21.372	53.431
2025/2026	11,239,634	-15.97%	4,626,166	6,613,468	22.227	55.567

Historical Property Tax Collections in the District

Collection Year	Taxes Levied	Current Taxes Collected		Percent of Levy Collected
2014	$ 19,487	$ 19,488		100.01%
2015	19,883	19,883		100.00%
2016	19,605	19,004		96.93%
2017	19,605	19,597		99.96%
2018	16,467	16,469		100.01%
2019	247,569	246,370		99.52%
2020	380,827	378,331		99.34%
2021	386,200	383,339		99.26%
2022	477,363	476,027		99.72%
2023	515,124	514,766		99.93%
2024	1,010,700	963,132		95.29%
2025	1,000,490	927,183		92.67%
2026	874,376	397,940	*	45.51%

**Collections through July 2026*

2025 Valuation of Classes of Property In the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Commercial	$ 8,350,343	74.29%	$ 30,927,193	45.77%
Vacant	378	0.00%	1,400	0.00%
State Assessed	171	0.00%	633	0.00%
Personal Property	788,742	7.02%	3,041,079	4.50%
Residential	2,100,000	18.68%	33,600,000	49.73%
Total	$ 11,239,634		$ 67,570,305	

Largest Taxpayers Within the District

		Assessed Valuation	Percent of Total Assessed Valuation
Aurum Owner LLC (combined properties)	$	2,974,819	26.47%
AHD Real Estate LLC		2,220,230	19.75%
Gateway Self Storage LLC (combined properties)		2,120,229	18.86%
Golden Leaf Development LLC		1,180,000	10.50%
FX 18465 West Colfax Avenue LLC		1,029,916	9.16%
Alchemy Aurum LLC		403,755	3.59%
Outcrop Holdings LLC		123,255	1.10%
Maverik Adventures		50,809	0.45%
Launch Cafe		17,195	0.15%
FHD LLC		15,911	0.14%
Total	$	10,136,119	

Total 2025 Mill Levy

Taxing Entity	Mill Levy
Golden (City of)	18.340
Jefferson County	26.978
Jefferson County School District R-1	44.349
Urban Drainage and Flood Control District	0.900
Urban Drainage and Flood Control District - South Platte	0.100
The District	77.794
Total	168.461

Sales PIF Collections

Month Collected	2025 Sales PIF
January	$ 8,297
February	8,491
March	10,308
April	10,383
May	16,710
June	12,572
July	13,798
August	13,447
September	12,493
October	11,042
November	8,451
December	8,051
	$ 134,043