GATEWAY REGIONAL METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditors' Report

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Gateway Regional Metropolitan District
Denver, CO

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Gateway Regional 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 Gateway Regional Metropolitan District as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Supplemental 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 opinions on the basic financial statements are not affected by this missing information.

Supplemental 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 supplemental information as noted in the table of contents are presented for purposes of additional analysis and are 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 misstatement of the other information exists, we are required to describe it in our report.



Flynn CPA, LLC

Castle Pines, CO
September 15, 2026

GATEWAY REGIONAL METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 1,076,489	$ -	$ -	$ 1,076,489	$ -	$ 1,076,489
Cash and investments - restricted	5,101	9,547,766	20,873	9,573,740	-	9,573,740
Receivable - County Treasurer	16,383	-	-	16,383	-	16,383
Property taxes receivable	102,738	3,852,669	-	3,955,407	-	3,955,407
Prepaid expenses	11,961	-	-	11,961	-	11,961
Receivable - other	8,069	-	-	8,069	-	8,069
Capital assets not being depreciated	-	-	-	-	336,785	336,785
Total Assets	$ 1,220,741	$ 13,400,435	$ 20,873	$ 14,642,049	336,785	14,978,834
LIABILITIES						
Accounts payable	$ 6,832	$ 334,589	$ -	$ 341,421	-	341,421
Accounts payable - County Treasurer	2,053	7,964	-	10,017	-	10,017
Accrued interest on bonds	-	-	-	-	17,472	17,472
Long-term liabilities:						
Due within one year	-	-	-	-	250,000	250,000
Due in more than one year	-	-	-	-	6,941,209	6,941,209
Total Liabilities	8,885	342,553	-	351,438	7,208,681	7,560,119
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	102,738	3,852,669	-	3,955,407	-	3,955,407
Total Deferred Inflows of Resources	102,738	3,852,669	-	3,955,407	-	3,955,407
FUND BALANCES/NET POSITION						
Fund Balances:						
Nonspendable:						
Prepaids	11,961	-	-	11,961	(11,961)	-
Restricted:						
Emergencies	5,101	-	-	5,101	(5,101)	-
Debt service	-	9,205,213	-	9,205,213	(9,205,213)	-
Capital projects	-	-	20,873	20,873	(20,873)	-
Unassigned	1,092,056	-	-	1,092,056	(1,092,056)	-
Total Fund Balances	1,109,118	9,205,213	20,873	10,335,204	(10,335,204)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 1,220,741	$ 13,400,435	$ 20,873	$ 14,642,049		
Net Position:						
Restricted for:						
Emergencies					5,101	5,101
Debt service					9,187,741	9,187,741
Capital projects					20,873	20,873
Unrestricted					(5,750,407)	(5,750,407)
Total Net Position					$ 3,463,308	$ 3,463,308

The notes to the financial statements are an integral part of these statements.

GATEWAY REGIONAL METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting	$ 13,979	$ -	$ -	$ 13,979	$ -	$ 13,979
Administration	14,393	-	-	14,393	-	14,393
Election expense	3,272	-	-	3,272	-	3,272
Audit	6,000	-	-	6,000	-	6,000
Denver review fee	3,000	-	-	3,000	-	3,000
Insurance/SDA	6,244	-	-	6,244	-	6,244
Legal	7,326	-	-	7,326	-	7,326
Legal publications	1,011	-	-	1,011	-	1,011
Landscape maintenance	32,376	-	-	32,376	-	32,376
Irrigation repairs	18,138	-	-	18,138	-	18,138
Utilities	9,899	-	-	9,899	-	9,899
Utility locates	8,558	-	-	8,558	-	8,558
Treasurer's fees	1,012	37,969	-	38,981	-	38,981
Miscellaneous expense	1,725	-	-	1,725	-	1,725
2016 Bond principal	-	245,000	-	245,000	(245,000)	-
2016 Bond interest expense	-	217,012	-	217,012	637	217,649
First Creek note interest	-	-	-	-	12,610	12,610
Trustee fees	-	5,000	-	5,000	-	5,000
Depreciation	-	-	-	-	21,996	21,996
Total Expenditures	126,933	504,981	-	631,914	(209,757)	422,157
PROGRAM REVENUES						
System development fees	-	479,103	-	479,103	-	479,103
Total Program Revenues	-	479,103	-	479,103	-	479,103
Net Program Income (Expenses)	(126,933)	(25,878)	-	(152,811)	209,757	56,946
GENERAL REVENUES						
Property taxes	101,284	3,798,162	-	3,899,446	-	3,899,446
Specific ownership taxes	188,877	-	-	188,877	-	188,877
Denver HighPoint Revenue	8,069	-	-	8,069	-	8,069
Interest income	53,536	330,318	882	384,736	-	384,736
Total General Revenues	351,766	4,128,480	882	4,481,128	-	4,481,128
NET CHANGES IN FUND BALANCES	224,833	4,102,602	882	4,328,317	(4,328,317)	
CHANGE IN NET POSITION					4,538,074	4,538,074
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	884,285	5,102,611	19,991	6,006,887	(7,081,653)	(1,074,766)
END OF YEAR	$ 1,109,118	$ 9,205,213	$ 20,873	$ 10,335,204	$ (6,871,896)	$ 3,463,308

The notes to the financial statements are an integral part of these statements.

GATEWAY REGIONAL METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 102,834	$ 101,284	$ (1,550)
Specific ownership taxes	179,859	188,877	9,018
Denver HighPoint Revenue	9,000	8,069	(931)
Interest income	35,000	53,536	18,536
Miscellaneous income	2,000	-	(2,000)
Total Revenues	328,693	351,766	23,073
EXPENDITURES			
Accounting	24,500	13,979	10,521
Administration	37,000	14,393	22,607
Election expense	5,000	3,272	1,728
Audit	6,000	6,000	-
Denver review fee	3,000	3,000	-
Insurance/SDA	6,100	6,244	(144)
Legal	19,000	7,326	11,674
Legal publications	1,000	1,011	(11)
Landscape maintenance	35,000	32,376	2,624
Irrigation repairs	15,000	18,138	(3,138)
Utilities	14,000	9,899	4,101
Utility Locates	5,000	8,558	(3,558)
Treasurer's fees	1,027	1,012	15
Miscellaneous expense	1,500	1,725	(225)
Contingency	994,057	-	994,057
Emergency reserve	5,194	-	5,194
Total Expenditures	1,172,378	126,933	1,045,445
NET CHANGE IN FUND BALANCE	(843,685)	224,833	1,068,518
FUND BALANCE:			
BEGINNING OF YEAR	843,685	884,285	40,600
END OF YEAR	$ -	$ 1,109,118	$ 1,109,118

The notes to the financial statements are an integral part of these statements.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2025

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Gateway Regional Metropolitan District, located in the City and County of Denver, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on May 11, 1998, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for the design, acquisition, construction, installation and financing of regional facilities which include storm drainage, streets, sanitation and related improvements, park and recreation and a fire station. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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.*

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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 appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at net asset value.

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 minimum number of bank accounts. 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.

Interfund Balances

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". These amounts are eliminated in the Statement of Net Position.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report 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(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Original Issue Discount

Original issue discount from the Series 2016 Bonds are being amortized over the term of the bonds using the interest method. Accumulated amortization of original issue discount amounted to $13,293 at December 31, 2025.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental 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 and an estimated useful life of at least three years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land is not depreciated.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Landscape improvements	40 years

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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund represents prepaid expenditures.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $5,101 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $9,205,213 is restricted for the payment of the debt service costs associated with the General Obligation Refunding Bonds Series 2016 (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of $20,873 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance
The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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
Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance
Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position
Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position 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. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Note 2: Cash and Investments

As of December 31, 2025, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	$ 1,076,489
Cash and investments - Restricted	9,573,740
Total	$ 10,650,229

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

Deposits with financial institutions	$ 4,185
Investments – Dreyfus	467,784
Investments - COLOTRUST	10,178,260
	$ 10,650,229

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 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.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

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

Dreyfus Government Cash Management
As of December 31, 2025, the funds held by the Trustee on behalf of the District were invested in the Dreyfus Government Cash Management ("Dreyfus"), which is a government money market fund managed to meet the requirement of Rule 2A-7 under the Investment Company Act of 1940. The fund invests only in government securities, repurchase agreements collateralized solely by government securities and cash. Accounts are maintained with a share price and net asset value of $1.00. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAm by Standard & Poor's. At December 31, 2025, the District had $467,784 invested in Dreyfus.

COLOTRUST
As of December 31, 2025, the District invested in the Colorado Local Governmental Liquid Asset Trust ("COLOTRUST"), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value ("NAV") of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAm by Standard & Poor's. At December 31, 2025, the District had $10,178,260 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
Capital assets being depreciated:				
Landscape improvements	$ 879,849	$ -	$ -	$ 879,849
Total capital assets being depreciated	879,849	-	-	879,849
Accumulated Depreciation:				
Landscape improvements	(521,068)	(21,996)	-	(543,064)
Total accumulated depreciation	(521,068)	(21,996)	-	(543,064)
Net capital assets being depreciated	358,781	(21,996)	-	336,785
Government type assets, net	$ 358,781	$ (21,996)	$ -	$ 336,785

Upon completion, the regional facilities (storm drainage, streets, sanitation and related improvements, park and recreation, and a fire station) are to be transferred to the City of Denver for ownership and maintenance, except that the District will be responsible for maintenance of limited regional drainage infrastructure improvements and landscaping within public right-of-ways.

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2025, is as follows:

2007-1 City Note

On March 19, 2009, the District issued the 2007-1 City Note to the City and County of Denver (with an effective date for accrual of interest of January 14, 2008), in the principal amount of $5,689,519.52 at 4.47% interest per annum and a twenty year term as required by the 2007 RFA . The 2007-1 City Note will be subordinate to the District's bonds and payable from System Development Fees and the debt service mill levy limited to 15 mills, less mills required for debt service on senior bonds. Additional notes to the City may be incurred by the District if the City incurs regional improvement costs attributable to the District and the District is unable to issue bonds. If the District's assessed valuation increases, the District shall pay the 2007-1 City Note (first accrued interest, then principal) and any subsequent notes (first old notes, then newer notes) or pay for more regional improvements requested by the City.

On December 7, 2016, and effective January 1, 2017, the District passed a resolution to collect and use certain drainage fees ("First Creek Fees") based on a certain First Creek Restoration Project Short Report dated as of January 12, 2016, which provides the cost of furnishing the First Creek Improvements that have resolved drainage and flood problems of the property impacted. The First Creek Improvements allocable to the District under the Short Report total $1,600,000. The First Creek Fee will include interest on the First Creek portion of the City Note initially at 3% and later at a different rate based on the terms of the First Creek Note. The First Creek Fee will also include the actual costs of collection of the First Creek Fee or 2% of the amount of the First Creek Fee plus interest as provided in the resolution, collected as an administrative charge. The resolution sets out specific estimates of the fees to be imposed on First Creek property.

$8,725,000 General Obligation Limited Tax Refunding Bonds, Series 2016

On June 24, 2016, the District issued $8,725,000 General Obligation Limited Tax Refunding Bonds, Series 2016, ("Series 2016 Bonds") to refund its Series 2008 bonds. The bonds accrue interest at 3% annually through 2036; 3.125% from 2037 through 2041; and 3.25% from 2042 through 2045.

The Series 2016 Bonds are payable solely from and to the extent of the Pledged Revenue (as defined in the Official Statement), which is generally, moneys derived from the following sources, net of costs of collection: 1) the Required Mill Levy; 2) a reserve fund; 3) the portion of Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and 4) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

A Reserve Fund equal to $463,163 is required to be maintained by the Trustee in accordance with the provisions of the Indenture for so long as any bond is outstanding.

The District realized a net present value savings on the refunding of $1,334,001.

Events of Default as defined in the Series 2016 Bond Indenture are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture, and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2016 Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2016 Bonds is not an available remedy for an Event of Default.

The following is a summary of the annual long-term debt principal and interest requirements of the Series 2016 Bonds.

	Principal	Interest	Total
2026	$ 250,000	$ 209,663	$ 459,663
2027	260,000	202,163	462,163
2028	265,000	194,363	459,363
2029	275,000	186,413	461,413
2030	285,000	178,163	463,163
2031 - 2035	1,550,000	758,063	2,308,063
2036 - 2040	1,790,000	508,956	2,298,956
2041 - 2045	2,095,000	207,831	2,302,831
	$ 6,770,000	$2,445,613	$ 9,215,613

Regional Facilities Agreement

In 1998 the District and the City entered into a Regional Facilities Agreement (the "Original RFA") which was amended in 2001 and defines the District's responsibilities to provide for the design, acquisition, construction, installation and financing of regional facilities. The Regional Facilities Agreement was amended again, dated January 14, 2008, as a result of negotiations during 2007 with the City and County of Denver and the owners of the High Point project (the "2007 RFA"). Pursuant to the 2007 RFA, the District will pay the City 83%, and High Point will pay the remaining 17%, of the actual capital costs paid by the City to construct Tower Road and 56th Avenue Lanes 3 and 4, plus simple interest on the unpaid principal balance at a rate of 4.47%.

During 2008, the District issued General Obligation Limited Tax Variable Rate Refunding and Improvement Bonds, Series 2008, in the amount of $8,805,000, refunded by General Obligation Limited Tax Refunding Bonds, Series 2016. The proceeds of the Series 2008 Bonds were applied to the District's share of the Tower Road Bridge Improvements and the 56th Avenue Improvements (approximately $1.5 million to date) and to obligations of the District incurred prior to July 2007, the outstanding portion consisting of approximately $3.4 million incurred in connection with the 1998 56th and Tower Road Improvements and approximately $7.35 million incurred in connection with a 2007-1 Short Report from the City.

Unpaid amounts from the 2007-1 Short Report (the $7.35 million obligation) will be due to the City from the District pursuant to a "2007-1 City Note", which will be subordinate to the District's bonds and payable from System Development Fees and the debt service mill levy limited to 15 mills, less the mills required for debt service on the senior bonds. Additional notes to the City may be incurred by the District if the City incurs regional improvement costs attributable to the District and the District is unable to issue bonds. If the District's assessed valuation increases, the District shall pay the 2007-1 City Note (first accrued interest, then principal) and any subsequent notes (first old notes, then newer notes) or pay for more regional improvements requested by the City.

The System Development Fees ("SDF") shall continue to be collected and disbursed to pay for the District's obligations, including the bonds, notes, and regional improvement projects. The SDFs shall be collected at a level at least equal to the aggregate potential of the City impact fees then currently imposed under the Impact Fee Ordinance.

Series 2018-1 General Obligation Limited Tax Note

As of January 1, 2018, the balance of the 2007-1 City Note was transferred in its entirety to the General Obligation Limited Tax Note Series 2018-1 ("Series 2018-1 GO Note") and effective as of that date will accrue interest at a rate of 3% per annum. The principal and interest on the Series 2018-1 GO Note were paid in full on March 5, 2021.

2017 Short Report – Gateway Regional Metropolitan District

On December 5, 2017, Denver Public Works issued the 2017 Short Report – Gateway Regional Metropolitan District which was issued pursuant to the Amended and Restated Regional Facilities Agreement ("Restated RFA") dated as of January 14, 2008. The purpose of the report was to accomplish four things; 1) memorialize the results of reconciliation activities which occurred after the execution of the Restated RFA, 2) provide final reconciliations for the Tower Road Bridge Project and the 56th Ave. Project, 3) request the District's share of funding for a number of projects that have been completed between 2007 and 2015, and 4) Agreement and terms for a new Note to replace the maturing 2007-1 Note (Series 2018-1 Go Note). Pursuant to this agreement, it was agreed that the amount due from the District for the projects completed between 2007 and 2015 totaled $1,783,786. This principal balance plus accrued interest through December 31, 2017, of $526,537 were determined to be obligations of the District and have been added to the 2018-1 GO Note effective January 1, 2018 and accrue interest at 3% per annum. The related assets are owned by the City of Denver and are not included in the District's records.

2024 Short Report – Gateway Regional Metropolitan District

On May 22 2024, Denver Department of Transportation and Infrastructure (formerly known as Denver Public Works) issued the 2024 Short Report - Gateway Regional Metropolitan District. The 2024 Short Report was a re-issue of a 2021 Short Report with additional projects completed between 2021-2024, and was issued pursuant to the RFA. The purpose of the 2024 Short Report was to request the District's share of funding for projects that were completed or began construction between 2002 and Spring 2024 pursuant to the RFA, establish payment terms, and to determine payment of any earned credits. The District's share of funding pursuant to the 2024 Short Report was $8,857,789.47. As detailed in the 2024 Short Report, of this amount $5,353,431.51 was owed directly to Denver, $3,402,289.27 was owed by Denver to the third parties who undertook certain identified projects, and $102,068.68 was credited to the District for administrative costs. In order to distribute the funds more efficiently, the District paid $5,353,431.51 directly to Denver and paid $3,402,289.27 to certain third parties on behalf of Denver and the High Point at DIA Metropolitan District as follows: Denver International Business Center Metropolitan District No. 1: $862,725.32; Aviation Station North Metropolitan District No. 1: $ 933,901.08; Oakwood Homes: $ 212,421.32; Wall Development Group:$26,008.85; Denver Gateway Metropolitan District: $425,581.94; Evergreen Devco Inc. $152,852.74; Town Center Metropolitan District: $122,168.14; and High Point at DIA Metropolitan District: $201,567.77. The District made all of the foregoing payments from existing reserves and did not enter into a note or other financial obligation in order to make the payments. The related assets are owned by the City of Denver and are not included in the District's records.

First Creek Revenue Note, Series 2018-1

On December 7, 2016, the District passed a resolution, effective January 1, 2017, to accept a First Creek Note in the amount of $1,011,578 to reimburse the City for certain First Creek Improvements that removed certain property identified in the resolution from a flood plain. To pay the First Creek Note, the District agreed to impose a First Creek Fee on certain property owners in the area that the improvements benefited. The First Creek Note bears interest at 3% per annum.

Subsequent to year end the First Creek Revenue Note, Series 2018-1 was paid in full.

The following is an analysis of changes in long-term debt for the period ending December 31, 2025:

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
General Obligation Bonds:					
2016 General Obligation Bonds	$ 7,015,000	$ -	$ 245,000	$ 6,770,000	$ 250,000
2016 Bond Discount	(15,326)	-	(1,249)	(14,077)	-
	6,999,674	-	243,751	6,755,923	250,000
Notes from direct borrowing and direct placements:					
First Creek Revenue Note Series 2018-1	380,343	-	-	380,343	-
Accrued Interest on First Creek Revenue Note Series 2018-1	42,333	12,610	-	54,943	-
	422,676	12,610	-	435,286	-
Total	$ 7,422,350	$ 12,610	$ 243,751	$ 7,191,209	$ 250,000

Debt Authorization

As of December 31, 2025, the District had remaining voted debt authorization of approximately $24,078,680, however this has now expired and is no longer available. The District has not budgeted to issue any new debt during 2026. Per the District's Service Plan, the District can not issue debt in excess of $48,603,200.

Note 5: Other Agreements

First Creek Intergovernmental Agreement

On January 1, 2001, the District entered into an intergovernmental agreement with Urban Drainage and Flood Control District, City and County of Denver, City of Aurora, and Town Center Metropolitan District whereby the District agreed to fund 12.6% of the construction costs for Detention Ponds 808 and 305 in accordance with the Upper Basin Plan as stated in the agreement. Pond 808 was constructed at a cost of $597,343 and the District paid its 12.6% share, amounting to $75,265. The agreement sets forth an estimated cost of $2,204,188 for Pond 305. The exclusion of the High Point property included provisions for that property to pay 17% of the District's share of the costs of Pond 305. The District is expected to pay approximately 10.458% or up to $230,514 upon completion of the pond.

Note 6: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with entities which own and/or are developing property within the District and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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.

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.

On May 5, 1998, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and

2) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;

2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;

3) governmental funds report developer advances and/or bond proceeds as revenue; and,

4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

GATEWAY REGIONAL METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 3,856,277	$ 3,798,162	$ (58,115)
System development fees	-	479,103	479,103
Interest income	194,694	330,318	135,624
Total Revenues	4,050,971	4,607,583	556,612
EXPENDITURES			
2016 Bond principal	245,000	245,000	-
2016 Bond interest expense	217,013	217,012	1
Contractual debt payment - short report	6,000,000	-	6,000,000
Trustee fees	5,000	5,000	-
Treasurer's fees	38,150	37,969	181
Total Expenditures	6,505,163	504,981	6,000,182
NET CHANGE IN FUND BALANCE	(2,454,192)	4,102,602	6,556,794
FUND BALANCE:			
BEGINNING OF YEAR	4,481,799	5,102,611	620,812
END OF YEAR	$ 2,027,607	$ 9,205,213	$ 7,177,606

The notes to the financial statements are an integral part of these statements.

GATEWAY REGIONAL METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ 800	$ 882	$ 82
Total Revenues	800	882	82
EXPENDITURES			
Capital improvements	20,662	-	20,662
Total Expenditures	20,662	-	20,662
NET CHANGE IN FUND BALANCE	(19,862)	882	20,744
FUND BALANCE:			
BEGINNING OF YEAR	19,862	19,991	129
END OF YEAR	$ -	$ 20,873	$ 20,873

The notes to the financial statements are an integral part of these statements.

GATEWAY REGIONAL METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025
(Unaudited)

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Denver Highpoint Exclusion	Mills Levied			Total Property Tax		Percent Collected to Levied
			General Fund	Debt Service	Denver Highpoint	Levied	Collected	
2010	$ 51,213,560	$ 5,431,290	1.000	15.000	1.631	$ 828,275	$ 751,835	90.77%
2011	$ 48,880,990	$ 10,838,930	1.000	15.000	1.739	$ 800,945	$ 798,422	99.68%
2012	$ 37,285,650	$ 9,119,820	1.000	15.000	2.577	$ 620,073	$ 608,422	98.12%
2013	$ 38,953,790	$ 8,858,140	1.000	15.000	2.817	$ 648,214	$ 648,120	99.99%
2014	$ 35,171,700	$ -	1.000	15.000	0.000	$ 562,748	$ 562,232	99.91%
2015	$ 34,962,090	$ -	1.000	15.000	0.000	$ 559,393	$ 558,778	99.89%
2016	$ 48,242,740	$ -	1.000	15.000	0.000	$ 771,884	$ 761,141	98.61%
2017	$ 48,567,280	$ -	1.000	15.000	0.000	$ 777,076	$ 776,571	99.94%
2018	$ 73,452,570	$ -	0.722	15.278	0.000	$ 1,175,241	$ 1,174,488	99.94%
2019	$ 89,389,450	$ -	0.579	15.421	0.000	$ 1,430,231	$ 1,423,037	99.50%
2020	$ 132,455,990	$ -	0.551	15.449	0.000	$ 2,119,296	$ 2,030,899	95.83%
2021	$ 168,622,700	$ -	0.551	15.449	0.000	$ 2,697,963	$ 2,750,332	101.94%
2022	$ 175,001,430	$ -	0.551	15.449	0.000	$ 2,800,023	$ 2,749,524	98.20%
2023	$ 189,924,560	$ -	0.551	15.449	0.000	$ 3,038,793	$ 3,014,062	99.19%
2024	$ 240,403,770	$ -	0.551	15.449	0.000	$ 3,846,460	$ 3,857,668	100.29%
2025	$ 257,085,160	$ -	0.400	15.000	0.000	$ 3,959,111	$ 3,899,446	98.49%
Estimated for year ending December 31, 2026	$ 256,844,550	$ -	0.400	15.000	0.000	$ 3,955,407		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION – UNAUDITED

GATEWAY REGIONAL METROPOLITAN DISTRICT

TEN LARGEST OWNERS OF TAXABLE PROPERTY
WITHIN THE DISTRICT
December 31, 2025
UNAUDITED

Taxpayer Name	2025 Assessed Valuation	Percentage of Total Assessed Valuation
YAMPA HOTEL OWNER LLC	7,648,050	2.98%
HH DENVER LLC	6,723,380	2.62%
BEL GREEN VALLEY LLC	6,455,150	2.51%
FLIGHTSAFETY INTERNATIONAL INC	6,213,400	2.42%
PENA MH LLC	6,194,690	2.41%
MILLENNIUM GREEN VALLEY RANCH OWNER LLC	6,158,880	2.40%
CONTINENTAL 555 FUND LLC	6,017,430	2.34%
DIA YAMPA STREET DEVELOPMENT LLC	5,790,890	2.25%
FLIGHT SAFETY INTERNATIONAL	5,390,590	2.10%
ERMHP FIRST CREEK LLC	4,969,410	1.93%
Total	$ 61,561,870	23.96%

GATEWAY REGIONAL METROPOLITAN DISTRICT

ASSESSED VALUATION OF CLASSES
OF PROPERTY IN THE DISTRICT
December 31, 2025
UNAUDITED

Class	2024 Assessed Valuation	Percent of Assessed Valuation
Commercial	$ 104,330,256	40.62%
Residential	$ 116,761,532	45.46%
Vacant Land	$ 13,612,761	5.30%
Agricultural	$ 25,684	0.01%
Personal Property	$ 22,114,316	8.61%
Total	$ 256,844,550	100.00%