JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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FISCAL FOCUS PARTNERS LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Jefferson Center Metropolitan District No. 1
Jefferson County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Jefferson Center Metropolitan District No. 1 (the District) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Responsibilities of Management for the Financial Statements

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

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

Fiscal Focus Partners, LLC

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Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk 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 judgement, 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 to 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 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 identified in the table of contents is presented for the purposes of additional analysis and legal compliance 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Fiscal Focus Partners, LLC

Arvada, Colorado
September 30, 2026

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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	$ 382,218	$ -	$ -	$ 382,218	$ -	$ 382,218
Cash and investments - restricted	10,341	14,057,207	8,031,183	22,098,731	-	22,098,731
AURA receivable	283	8,129	-	8,412	-	8,412
Due from other governmental entities	27,967	279,684	-	307,651	-	307,651
Due from bondholders	-	1,936,891	-	1,936,891	-	1,936,891
Property taxes receivable	115,568	1,155,872	-	1,271,440	-	1,271,440
Prepaid expenses	9,683	-	-	9,683	-	9,683
Deposit	5,000	-	-	5,000	-	5,000
Water rights	-	-	-	-	2,464,664	2,464,664
Construction in progress	-	-	-	-	129,673,681	129,673,681
Capital assets, net of accumulated depreciation	-	-	-	-	67,735	67,735
Total Assets	$ 551,060	$ 17,437,783	$ 8,031,183	$ 26,020,026	132,206,080	158,226,106
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	1,095,079	1,095,079
Total Deferred Outflows of Resources	-	-	-	-	1,095,079	1,095,079
Total Assets and Deferred Outflows of Resources	$ 551,060	$ 17,437,783	$ 8,031,183	$ 26,020,026		
LIABILITIES						
Accounts payable	$ 28,954	$ -	$ 1,005,846	$ 1,034,800	-	1,034,800
Retainage payable	-	-	1,071,825	1,071,825	-	1,071,825
Due to County Treasurer	46,450	464,540	-	510,990	-	510,990
Accrued interest on bonds	-	-	-	-	284,712	284,712
Due to JCMD #2	76,519	-	3,112	79,631	-	79,631
Long-term liabilities:						
Due within one year	-	-	-	-	3,005,847	3,005,847
Due in more than one year	-	-	-	-	193,165,596	193,165,596
Total Liabilities	151,923	464,540	2,080,783	2,697,246	196,456,155	199,153,401
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	115,568	1,155,872	-	1,271,440	-	1,271,440
Total Deferred Inflows of Resources	115,568	1,155,872	-	1,271,440	-	1,271,440
FUND BALANCES						
Fund Balances:						
Nonspendable:						
Prepaids	9,683	-	-	9,683	(9,683)	-
Restricted:						
Emergencies	10,341	-	-	10,341	(10,341)	-
Debt service	-	15,817,371	-	15,817,371	(15,817,371)	-
Capital projects	-	-	5,950,400	5,950,400	(5,950,400)	-
Assigned:						
Subsequent years disbursements	263,545	-	-	263,545	(263,545)	-
Unassigned	-	-	-	-	-	-
Total Fund Balances	283,569	15,817,371	5,950,400	22,051,340	(22,051,340)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 551,060	$ 17,437,783	$ 8,031,183	$ 26,020,026		
NET POSITION						
Net investment in capital assets					(192,543,965)	(192,543,965)
Restricted for:						
Emergencies					10,341	10,341
Debt service					15,532,659	15,532,659
Capital projects					5,950,400	5,950,400
Unrestricted					129,946,909	129,946,909
Total Net Position					$ (41,103,656)	$ (41,103,656)

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

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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 and audit	$ 23,846	$ -	$ -	$ 23,846	$ -	$ 23,846
Election expense	1,442	-	-	1,442	-	1,442
Engineering	-	-	687,264	687,264	(687,264)	-
Insurance	7,989	-	-	7,989	-	7,989
Landscape maintenance	72,336	-	-	72,336	-	72,336
Landscape repairs	24,658	-	-	24,658	-	24,658
Legal	69,166	-	83,564	152,730	-	152,730
Management fees	26,577	-	-	26,577	-	26,577
Miscellaneous expenses	6,093	-	10,718	16,811	-	16,811
Project management	-	-	1,553,820	1,553,820	(1,553,820)	-
Repairs and maintenance	45,588	-	-	45,588	-	45,588
Snow removal	1,445			1,445		1,445
Treasurer's fees	1,156	11,562	-	12,718	-	12,718
Utilities	12,191	-	-	12,191	-	12,191
Bond issuance costs	-	-	87,216	87,216	-	87,216
Series 2020 A-1 principal	-	1,890,000	-	1,890,000	(1,890,000)	-
Series 2020 A-1 Interest	-	429,400	-	429,400	119,571	548,971
Series 2020 A-2 Interest	-	696,919	-	696,919	15,300	712,219
Series 2020 B Interest	-	4,656,063	-	4,656,063	96,536	4,752,599
Series 2024C Interest	-	-	-	-	1,261,294	1,261,294
Nading Trust Agreement Interest	-	-	-	-	574,531	574,531
Paying agent fee	-	11,300	-	11,300	-	11,300
Series 2010B interest expense	-	-	-	-	3,981,821	3,981,821
Transfer to JCMD #2 Debt Service	-	1,267,004	-	1,267,004	-	1,267,004
Transfer to JCMD #2 General Fund	50,168	-	-	50,168	-	50,168
Transfer to Mt Shadows for O&M	13,687	-	-	13,687	-	13,687
Capital improvements	-	-	37,569,170	37,569,170	(37,569,170)	-
Depreciation expense	-	-	-	-	9,489	9,489
Total Expenditures	356,342	8,962,248	39,991,752	49,310,342	(35,641,712)	13,668,630
GENERAL REVENUES						
Property taxes	403,801	4,038,138	-	4,441,939	-	4,441,939
Less AURA portion of District taxes	(300,860)	(3,008,659)	-	(3,309,519)	-	(3,309,519)
Specific ownership taxes	28,040	280,419	-	308,459	-	308,459
AURA tax increment	300,860	3,008,659	-	3,309,519	-	3,309,519
AURA increment - other governments	-	1,267,004	-	1,267,004	-	1,267,004
Interest income	16	695,781	777,284	1,473,081	-	1,473,081
Other reimbursements	-	-	7,248	7,248	-	7,248
Transfer from JCMD#2	-	2,524,330	-	2,524,330	-	2,524,330
Total General Revenues	431,857	8,805,672	784,532	10,022,061	-	10,022,061
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	75,515	(156,576)	(39,207,220)	(39,288,281)	35,641,712	(3,646,569)
OTHER FINANCING SOURCES (USES)						
Developer advances	-	-	17,922,484	17,922,484	(17,922,484)	-
Nading Trust Agreement income	-	-	2,000,000	2,000,000	(2,000,000)	-
Transfers in (out)	-	842	(842)	-	-	-
Total Other Financing Sources (Uses)	-	842	19,921,642	19,922,484	(19,922,484)	-
NET CHANGES IN FUND BALANCES	75,515	(155,734)	(19,285,578)	(19,365,797)	19,365,797	-
CHANGE IN NET POSITION					(3,646,569)	(3,646,569)
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	208,054	15,973,105	25,235,978	41,417,137	(78,874,224)	(37,457,087)
END OF YEAR	$ 283,569	$ 15,817,371	$ 5,950,400	$ 22,051,340	$ (63,154,996)	$ (41,103,656)

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

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 413,565	$ 403,801	$ (9,764)
Less AURA portion of District taxes	(301,786)	(300,860)	926
Specific ownership taxes	24,814	28,040	3,226
AURA tax increment	301,786	300,860	(926)
Interest income	51,009	16	(50,993)
Total Revenues	489,388	431,857	(57,531)
EXPENDITURES			
Accounting and audit	26,000	23,846	2,154
Election expense	2,000	1,442	558
Insurance	6,200	7,989	(1,789)
Landscape maintenance	46,740	72,336	(25,596)
Landscape repairs	15,000	24,658	(9,658)
Legal	100,000	69,166	30,834
Management fees	40,000	26,577	13,423
Miscellaneous expenses	2,000	6,093	(4,093)
Office supplies	1,000	-	1,000
Project management	5,000	-	5,000
Repairs and maintenance	60,000	45,588	14,412
Snow removal	7,500	1,445	6,055
Treasurer's fees	6,203	1,156	5,047
Utilities	10,000	12,191	(2,191)
Transfer to JCMD #2 General Fund	58,993	50,168	8,825
Transfer to Mt Shadows for O&M	15,103	13,687	1,416
Contingency	451,752	-	451,752
Emergency reserve	9,829	-	9,829
Total Expenditures	863,320	356,342	506,978
NET CHANGE IN FUND BALANCE	(373,932)	75,515	449,447
FUND BALANCE:			
BEGINNING OF YEAR	373,932	208,054	(165,878)
END OF YEAR	$ -	$ 283,569	$ 283,569

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Jefferson Center Metropolitan District No. 1, located in Jefferson County, 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 October 25, 1989, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District, along with Jefferson Center Metropolitan District No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and Mountain Shadows Metropolitan District ("MSMD") (collectively, the "Districts"), each of which was organized in 2004, serve a service area which is located primarily in the City of Arvada, with some portions outside the City in unincorporated Jefferson County. The Districts were established to finance and construct water, sanitary and storm sewer, streets, limited fire protection services, park and recreation, safety protection, mosquito control, television relay and transmission, and transportation facilities and services. Jefferson Center Metropolitan District No. 2 (the "Service District") is responsible for managing the financing, construction, operation and maintenance of certain regional improvements to benefit the service area as well as providing certain administrative services for the Districts. The District, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and MSMD (the "Financing Districts") are responsible for providing certain funding needed to support the Service District's provision of services. 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 Pronouncements, 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 and Net Position

Fair Value of Financial Instruments

The District’s financial instruments include cash and cash equivalents, 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 cash equivalents 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 fair 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.

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 only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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 2020A-2 Bonds, Series 2020B Bonds and Series 2024C Bonds are being amortized over the respective terms of the bonds using the interest/straight-line method. Accumulated amortization of original issue discount amounted to $639,967 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 in excess of 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.

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

Infrastructure and buildings	20-50 years
Other capital assets	5-20 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 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 Balance

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 in the amount of $9,683 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 $10,341 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 $15,817,371 is restricted for the payment of the debt service costs associated with the Series 2020A-1 Loan, Series 2020A-2 Bonds, Series 2020B Bonds and Series 2024C Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of $5,950,400 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.

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2026.

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 reports 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 of 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.

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 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	$ 382,218
Cash and investments – Restricted	22,098,731
Total	$ 22,480,949

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

Deposits with financial institutions	$ 3,384,356
Investments – COLOTRUST	19,096,593
	$ 22,480,949

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 investments are not required to be categorized within the fair value hierarchy. This investments' values are calculated using the net asset value method (NAV) per share.

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. 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. There are no unfunded commitments and there is no redemption notice period. At December 31, 2025, the District had $19,096,593 invested in COLOTRUST, of which $10,709,248 is held in trust accounts with UMB Bank.

Credit Risk

The District investment policy requires that the District follow state statutes for 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.

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/25	Additions	Deletions	Balance 12/31/25
Capital assets not being depreciated:				
Water rights	$ 2,464,664	$ -	$ -	$ 2,464,664
Construction in progress	89,863,427	39,810,254	-	129,673,681
Total capital assets not being depreciated	92,328,091	39,810,254	-	132,138,345
Capital assets being depreciated:				
Infrastructure and landscaping	295,471	-	-	295,471
Machinery and equipment	2,750	-	-	2,750
Total capital assets being depreciated	298,221	-	-	298,221
Accumulated Depreciation:				
Infrastructure and landscaping	(218,247)	(9,489)	-	(227,736)
Machinery and equipment	(2,750)	-	-	(2,750)
Total accumulated depreciation	(220,997)	(9,489)	-	(230,486)
Net capital assets being depreciated	77,224	(9,489)	-	67,735
Government type assets, net	$ 92,405,315	$ 39,800,765	$ -	$ 132,206,080

Note 4: Long Term Debt

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

Refunding Revenue Loan, Series 2020A-1

On June 3, 2020 the District issued a Taxable (Convertible to Tax-Exempt) Refunding Revenue Loan, Series 2020A-1 (the "Series 2020A-1 Loan") in the amount of $31,500,000 for the purpose of financing the acquisition of water rights, refunding the Series 2015 Bonds and Series 2017 Bonds and a portion of the 2010B Subordinate Note, funding the Reserve and Loan Payment Funds and paying the cost of issuing the Series 2020A-1 Loan, which matures on December 1, 2034. Prior to the Conversion Date (as defined in the Loan Agreement for the Series 2020A-1 Loan or the "Loan Agreement") the Series 2020A-1 Loan bears interest at the rate of 2.53% and after the Conversion Date at a rate of 2.00%, payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Conversion Date occurred on September 3, 2020. The Series 2020A-1 Loan is secured by Pledged Revenues including the Required Mill Levy Revenue (as defined in the Loan Agreement), the Pledged TIF Revenue (as defined in the Loan Agreement), the PILOT Revenue (as defined in the Loan Agreement), revenue generated from the imposition of the District's debt service

mill levy in collection year 2020 and any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue. The Series 2020A-1 Loan is also secured by a Reserve Fund in the amount of $2,987,900. As of December 31, 2025, the District had $3,283,132 deposited in the Reserve Fund.

The Series 2020A-1 Loan is subject to principal payment, on December 1 of each year, commencing on December 1, 2020. Also, the Series 2020A-1 Loan is subject to the following optional prepayment rights:

(i) Prior to June 1, 2025, at a prepayment price equal to the sum of the principal so prepaid, accrued interest and unpaid interest thereon at the rate then borne by the Series 2020A-1 Loan to the date of such prepayment, the Yield Maintenance Fee (as defined in the Loan Agreement), if any, and a prepayment premium equal to a percentage of the principal so prepaid, as follows:

3% of the amount prepaid from June 1, 2020 through December 1, 2022
2% of the amount prepaid from June 1, 2023 through December 1, 2023
1% of the amount prepaid from June 1, 2024 through December 1, 2024

(ii) On or after June 1, 2025, at a prepayment price equal to the sum of the principal so repaid, accrued interest and unpaid interest thereon at the rate then borne by the Series 2020A-1 Loan to the date of such prepayment and the Yield Maintenance Fee (as defined in the Loan Agreement), if any; provided, however, the Yield Maintenance Fee shall not apply if the Series 2020A-1 Loan is being prepaid on or after June 1, 2027.

Events of default as defined in the Loan Agreement 1) the District fails to pay or cause to be paid when due any principal of, Yield Maintenance Fee, if any, prepayment premium, if any, and/or interest on the Loan or any other amount due under the Loan Agreement: 2) the District fails to collect or apply the Pledged Revenue as required by the Loan Agreement; 3) the District fails to observe or perform any other of the material covenants, agreements, duties or conditions on the part of the District in the Loan Agreement or the other Financing Documents, and the District fails to remedy the same within 30 days after the District receives written notice from the Lender of the occurrence of such failure; 4) the District shall commence any case, proceeding, or other action (A) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, or relief of debtors, seeking to have an order for relief entered with respect to it or seeking to adjudicate it insolvent or a bankrupt or seeking reorganization, arrangement, adjustment, winding up, liquidation, dissolution, composition, or other relief with respect to it or its debts; or (B) seeking appointment of a receiver, trustee, custodian, or other similar official for itself or for any substantial part of its property, or the District shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against the District any case, proceeding, or other action of a nature referred to in clause (i) above and the same shall remain undismissed; or (iii) there shall be

commenced against the District any case, proceeding, or other action seeking issuance of a warrant of attachment, execution, distraint, or similar process against all or any substantial part of its property which results in the entry of an order for any such relief which shall not have been vacated, discharged, stayed, or bonded pending appeal, within 60 days from the entry thereof; or (iv) the District shall take action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii), or (iii) above; or (v) the District shall generally not, or shall be unable to, or shall admit in writing its inability to, pay its debts as they become due; 4) any financial information, statement, certificate, representation or warranty given to the Lender by or on behalf of any District in connection with entering into the Loan Agreement, or required to be furnished under the terms thereof, shall prove untrue or misleading in any material respect (as determined by the Lender in the exercise of its reasonable judgment) as of the time when given or deemed to be given; 5) a change occurs in the financial or operating conditions of the District, or the occurrence of any other event that, in the Lender's reasonable judgment, will have a materially adverse impact on the ability of the District to generate Pledged Revenue sufficient to satisfy the District's obligations under this Loan Agreement or the occurrence of any Event of Non-Compliance (as defined the Pledge Agreement) by District No. 2 under the Pledge Agreement and the District fails to cure such condition within the time specified by the Lender in a written notice thereof from the Lender; 7) any pledge or security interest created to secure any portion of the Pledged Revenue or the other Collateral fails to be fully enforceable with the priority required per the Loan Agreement or under any other Financing Documents; 8) prior to January 11, 2035, the Pledge Agreement or the Master Redevelopment Agreement or any material provision, ceases to be valid and binding on the District or District No. 2 or is declared null and void, or the validity or enforceability thereof is contested by the District, District No. 2, the City or the Authority; 9) the Loan Agreement or the Authorizing Resolution, or any material provision hereof or thereof, ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District; 10) any funds or investments on deposit in, or otherwise to the credit of, the Loan Payment Fund, the Reserve Fund, the Pledged Revenue Fund or any of the other funds or accounts established under the Loan Agreement or under the Custodial Agreement, shall become subject to any writ, judgment, warrant, attachment, execution, or similar process and the same is not released or dismissed within 10 days; 11) the Authority defaults in the performance of its covenant to remit the MRA Revenue to District No. 2 and fails to correct said default for 30 days after receipt of the notice thereof from the District of District No. 2 requesting to cure the same; or 12) District No. 2 fails or refuses to collect and remit the Pledged TIF Revenue to the District.

In the event of default, the Lender shall have the following remedies 1) impose the Default Rate on the Series 2020A-1 Loan in accordance with the Loan Agreement 2) apply all amounts on deposit in the Loan Payment Fund and the Reserve Fund to the unpaid principal of the Series 2020A-1 Loan and all interest accrued and unpaid thereon, and to all other amounts owing or payable to the Lender under the Agreement or under any other Financing Document, in any order of priority by the Lender; 3) direct the Custodian to apply amounts on deposit in the Pledge Revenue Fund in accordance with the Custodial Agreement to the payment of the Series 2020A-1 Loan; 4) proceed to protect and enforce its rights under the Financing Documents and any provision

by law by such suit, action, or special proceedings as the Lender shall deem appropriate; 5) proceed by mandamus or any other suit, action or proceeding law or in equity, to enforce all rights of the Lender; or 6) take any other action or remedy available under the other Financing Documents or any other document, or at law or in equity.

Special Revenue Bonds, Series 2020A-2

On August 5, 2020, the District issued $16,265,000 of Special Revenue Bonds Series 2020A-2 (the "Series 2020A-2 Bonds") for the purpose of financing or reimbursing public improvements related to the Development, paying capitalized interest on the Series 2020A-2 Bonds, funding the Reserve Fund for the Series 2020A-2 Bonds and paying the cost of issuing the Series 2020A-2 Bonds, which mature on December 1, 2047. The Series 2020A-2 Bonds bear interest between the rates of 4.125% to 4.375%, payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Series 2020A-2 Bonds are secured by Pledged Revenues including the District No. 1 Required Mill Levy Revenue (as defined in the Indenture of Trust for the Series 2020A-2 Bonds or the "Indenture"), the Pledged TIF Revenue (as defined in the Indenture), the PILOT Revenue (as defined in the Indenture), any profit from investments of money in funds holding Pledged Revenue held under the Indenture, and any other legally available amounts that the District may designate held under the Indenture. The Series 2020A-2 Bonds are also secured by a Reserve Fund in the amount of $1,457,546 and capitalized interest in the original amount of $2,090,756. As of December 31, 2025, the District had $1,467,257 deposited in the Reserve Fund and $13,020 in the capitalized interest fund.

The Series 2020A-2 Bonds are subject to a mandatory sinking fund redemption, on December 1 of each year, commencing on December 1, 2035. The Series 2020A-2 Bonds are subject to optional redemption prior to maturity, at the option of the District, on December 1, 2023, and on any date thereafter with a redemption premium as follows:

3% of the amount redeemed prior to December 1, 2024
2% of the amount redeemed prior to December 1, 2025
1% of the amount redeemed prior to December 1, 2026
Redemptions on and after December 1, 2026 are at par

Subordinate Special Revenue Bonds, Series 2020B

On August 5, 2020, the District issued $80,980,000 of Subordinate Special Revenue Bonds Series 2020B (the "Series 2020B Bonds") for the purpose of financing or reimbursing public improvements related to the Development, paying capitalized interest on the Series 2020B Bonds, funding the Reserve Fund for the Series 2020B Bonds, refunding a portion of the 2010B Subordinate Note (as defined below) and paying the cost of issuing the Series 2020B Bonds. The Series 2020B Bonds bear interest at the rate of 5.75% and mature on December 15, 2050. The Series 2020B Bonds are subordinate to the Series 2020A-1 Loan and the Series 2020A-2 Bonds with annual interest payments anticipated to be made on December 15, commencing December 15, 2020. The 2020B Bonds are

secured by Subordinate Pledged Revenues including the District No. 1 Subordinate Required Mill Levy Revenue (as defined in the Indenture of Trust for the Series 2020B Bonds or the "Series 2020B Indenture"), the Pledged TIF Revenue (as defined in the Series 2020B Indenture), PILOT Revenue (as defined in the Series 2020B Indenture), any profit from investments of money in funds holding Subordinate Pledged Revenue held under the Series 2020B Indenture, and any other legally available amounts that the District may designate held under the Series 2020B Indenture. The Series 2020B Bonds are also secured by a Reserve Requirement in the amount of $7,207,822, capitalized interest in the original amount of $13,968,866 and a Surplus Fund Requirement of $3,578,798. As long as the amount on deposit in the Surplus Fund is less than the Surplus Fund Requirement, the Subordinate Required Mill levy shall equal to 50 mills, less the Senior Required Mill Levy (as defined in the Series 2020B Indenture), and in no event shall the Subordinate Required Mill Levy exceed 50 mills, less the Senior Required Mill Levy (as defined in the Series 2020B Indenture). As of December 31, 2025, the District had $7,255,848 deposited in the Reserve Fund, $0 deposited in the Subordinate Capitalized Interest Fund and $0 deposited in the Surplus Fund. In December 2025, the Trustee inadvertently transferred $1,936,891 to the Series 2024C Bondholders that should have been deposited to the Surplus Fund. The Trustee received the funds in February 2026 and deposited them into the Surplus Fund.

The Series 2020B Bonds are subject to a mandatory sinking fund redemption commencing on December 15, 2022. The Series 2020B Bonds are subject to optional redemption prior to maturity on December 1, 2023 and on any date thereafter with a redemption premium as follows:

3% of the amount redeemed prior to December 1, 2024
2% of the amount redeemed prior to December 1, 2025
1% of the amount redeemed prior to December 1, 2026
Redemptions on and after December 1, 2026 are at par

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2020A-1 Loan and the Series 2020A-2 and 2020B Bonds:

	Principal	Interest	Total
2026	$ 2,870,000	$ 5,744,581	$ 8,614,581
2027	4,380,000	5,652,868	10,032,868
2028	5,090,000	5,475,831	10,565,831
2029	5,485,000	5,260,406	10,745,406
2030	5,370,000	5,023,768	10,393,768
2031-2035	30,370,000	20,938,807	51,308,807
2036-2040	11,740,000	15,963,794	27,703,794
2041-2045	17,670,000	12,398,139	30,068,139
2046-2050	33,845,000	6,702,413	40,547,413
	$ 116,820,000	$ 83,160,607	$ 199,980,607

Second Subordinate Special Revenue Bonds Series 2024C

On April 17, 2024, the District issued $13,695,000 of Second Subordinate Special Revenue Bonds, Series 2024C (the "Series 2024C Bonds"). The Series 2024C Bonds were issued for the purposes of funding the costs of public improvements for the benefit of the District and paying the costs of issuance of the Series 2024C Bonds. The Series 2024C Bonds bear interest at the rate of 8.50%, payable annually on December 16, commencing on December 16, 2025, to the extent that Second Subordinate Pledged Revenue is available. The Series 2024C Bonds are secured by Second Subordinate Pledged Revenues including the Second Subordinate Required Mill Levy (as defined in the Second Subordinate Indenture for the Series 2024C Bonds or the "Series 2024C Indenture"), Second Subordinate PILOT Revenue, Secord Subordinate Pledged TIF Revenues, specific ownership taxes attributable to the District's Second Subordinate Required Mill Levy and any other legally available moneys that the District determines, in its absolute discretion, to transfer to the Trustee for application as Second Subordinate Pledged Revenue.

The Series 2024C Bonds are "cash flow" bonds meaning that no regularly scheduled principal payments are due prior to the maturity dates, and interest not paid will accrue and compound until there is sufficient Pledged Revenue for payment. $5,000 of the Series 2024C Bonds matures on December 16, 2026 and the remaining Series 2024C Bonds in the amount of $13,690,000 will mature on December 16, 2053. In the event any amounts due and owing on the Series 2024C Bonds remain outstanding on December 16, 2064, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The Series 2024C Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or integral multiples of $1,000, on December 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of the percentage of the principal amount so redeemed, as follows:

3% of the amount redeemed from December 1, 2025 to November 30, 2026
2% of the amount redeemed from December 1, 2026 to November 30, 2027
1% of the amount redeemed from December 1, 2027 to November 30, 2028
Redemptions on and after December 1, 2028 are at par

Due to the uncertainty of the timing of the principal and interest on the Series 2024C Bonds, a schedule of the estimated timing of these payments is not available.

In accordance with the Series 2024C Indenture, due to the limited nature of the Second Subordinate Pledged Revenue, the District will not be in default of its obligations by reason of failure to pay interest or principal when due.

Subordinate Non-revolving Letter of Credit Note, Series 2010B

On November 1, 2010, the District authorized the issuance of its Subordinate Non-revolving Letter of Credit Note, Series 2010B, in an amount not to exceed $229,238,000 ("2010B Subordinate Note") to Cimarron Commercial, LLC ("CCLLC") to reimburse amounts advanced to the District under the Facilities Funding and Acquisition Agreement with CCLLC, as amended and restated (the "CCLLC Facilities Funding and Acquisition Agreement") (as the same was terminated concurrent with the transfer of the 2010B Subordinate Note, as discussed below) related to the funding of certain construction related expenses for public improvements to be located within and/or benefiting property within the boundaries of the District, as is more specifically described in the Certified Record of Proceedings relating to issuance of the 2010B Subordinate Note ("2010B Subordinate Resolution").

In November 2015, the District issued $128,807 of the 2010B Subordinate Note under the CCLLC Facilities Funding and Acquisition Agreement.

On April 6, 2017, the 2010B Subordinate Note was amended to lower the par amount to $226,986,000.

On February 27, 2018, the District amended the 2010B Subordinate Note to reflect the transfer of the 2010B Subordinate Note from CCLLC to Cimarron Development Company ("CDC") and to lower the par amount to $226,598,000.

On April 18, 2018, the District issued $5,500,000 of the 2010B Subordinate Note under the CDC FFAA.

During 2019, the District issued $8,294,894 of the 2010B Subordinate Note under the CDC FFAA.

During 2020, the District issued $2,270,633 of the 2010B Subordinate Note under the CDC FFAA.

On August 5, 2020, the 2010B Subordinate Note was amended to lower the par amount to $133,730,000.

During 2022, the District issued $2,470,976 of the 2010B Subordinate Note under the CDC FFAA.

During 2023, the District issued $11,798,323 of the 2010B Subordinate Note under the CDC FFAA.

On April 17, 2024, and in conjunction with the issuance of the Series 2024C Bonds, the District amended the 2010B Subordinate Note to lower the par amount to $120,035,000. Concurrent therewith, the District and CDC further amended the CDC FFAA to reduce the Shortfall Amount (as defined therein) to the amount of the amended 2010B Subordinate Note, to evidence CDC's consent

to the District entering into the Nading Reimbursement Agreement (discussed below), and to subordinate CDC's reimbursement right under the CDC FFAA to the reimbursement of the Trust (defined below) for advances up to the Maximum Amount (defined below), together with interest, in accordance with the Nading Reimbursement Agreement.

During 2024, the District issued $20,814,447 of the 2010B Subordinate Note under the CDC FFAA.

During 2025, the District issued $17,922,484 of the 2010B Subordinate Note under the CDC FFAA.

As of December 31, 2025, the principal amount due under the 2010B Subordinate Note was $52,020,822 along with accrued interest in the amount of $7,026,887.

The principal amount of the 2010B Subordinate Note may be increased by Advances made under the CDC FFAA. The 2010B Subordinate Note will accrue interest at the rate of 8% per annum, payable annually on each December 15, commencing on December 15, 2011 and will mature on December 15, 2050. The 2010B Subordinate Note will be subject to mandatory redemption in part by lot on December 15 of each year to the extent of money on deposit, if any, in the Mandatory Redemptions Account, at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date. The 2010B Subordinate Note will be subject to redemption prior to maturity, at the option of the District, as a whole or in part, on any date, upon payment of par and accrued interest, without redemption premium.

The 2010B Subordinate Note is a limited obligation of the District secured by a Required Mill Levy, as further described in the 2010B Subordinate Note Resolution, including the portion of the specific ownership tax that is collected as a result of the imposition of the Required Mill Levy, and any other legally available revenues which the District determines to credit to payment of the 2010B Subordinate Note. Amounts due and owing on the 2010B Subordinate Note shall be paid on a subordinate basis to any Senior Obligations, including the Series 2020A-1 Loan, the Series 2020A-2 Bonds, Series 2020B Bonds and Series 2024C Bonds.

Project Funding and Reimbursement Agreement

On April 17, 2024, the District and Jeffrey L. Nading Trust (the "Trust") entered into the Project Funding and Reimbursement Agreement (the "Nading Reimbursement Agreement") whereby the Trust agreed to advance up to $6,000,000 (the "Maximum Shortfall Amount") to the District for construction related expenses for fiscal years 2024 through 2026, with the initial advance of $4,000,000 due within 15 days of the date of the Nading Reimbursement Agreement. The parties agree that no reimbursement is required of the District until the District issues bonds sufficient to reimburse the Trust for all or a portion of the advances and the District agrees to exercise reasonable efforts to issue such bonds no later than four years after the date of the Nading Reimbursement Agreement (the "Issuance Date"). Interest on advances will compound on a semi-annual basis each

June 16th and December 16th at a rate of 12% per annum. In the event the District is unable to issue bonds sufficient to reimburse the Trust for advances by the Issuance Date, interest will convert to a default rate of 18% per annum. Further, the parties agree that reimbursement of the Trust under the Nading Reimbursement Agreement is subordinate to the Series 2020A-1 Loan, Series 2020A-2 Bonds, Series 2020B Bonds, and Series 2024C Bonds, but is prior to the reimbursement rights of CDC under the CDC FFAA. As of December 31, 2025, the principal amount due under the Nading Reimbursement Agreement was $6,000,000 along with accrued interest in the amount of $913,160.

Parkway Capital Pledge Agreement

On November 1, 2010, as amended on June 11, 2015, the District and the Service District entered into that certain Capital Pledge Agreement (JCMD No. 1/JCMD No. 2 – Jefferson Parkway) ("Parkway Pledge Agreement") whereby, in order to facilitate the acquisition of certain right-of-way for the provision of highway access for the benefit of the constituents of the Service District's service area, the Service District determined to pledge certain tax increment revenues it receives pursuant to the Amended Master Redevelopment Agreement ("Amended MRA") to the District. Pursuant to the Parkway Pledge Agreement, the District is obligated to finance and/or acquire the right-of-way property and, in exchange for the provision of such right-of-way property, the Service District agrees to reimburse the District for the cost of the right-of-way in an amount not to exceed $11,762,000, plus interest and bond costs. Interest will accrue on the balance owed under the Parkway Pledge Agreement at the rate of 8% per annum, computed on the basis of a 365-day year, actual days elapsed, and will be payable each December 1 and June 1.

As of December 31, 2025, no costs have been incurred under this agreement.

The reimbursement obligation of the Service District under the Parkway Pledge Agreement is a limited obligation of the Service District payable solely from and to the extent of the JCMD No. 1 Pledged Revenues (defined in the Parkway Pledge Agreement).

The amount of reimbursement obligation under the Parkway Pledge Agreement is required to be reduced by amounts collected by the District from a required mill levy. The Service District's reimbursement obligation to the District under the Parkway Pledge Agreement is further subject to other reimbursement priorities set forth therein. The Parkway Pledge Agreement terminates upon the earlier of: (a) the date on which reimbursement has been made in full thereunder; or (b) the date on which the Service District will receive no further revenues under the Amended MRA and has transferred all revenues available and required to be paid under the Parkway Pledge Agreement.

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

	Balance 12/31/24	Additions	Deletions	Balance 12/31/25	Current Portion
General Obligation Bonds					
Special Revenue Bonds, Series 2020A-2	$ 16,265,000	$ -	$ -	$ 16,265,000	$ -
Subordinate Special Revenue Bonds, Series 2020B	80,975,000	-	-	80,975,000	915,000
Second Subordinate Special Revenue Bonds, Series 2024C	13,695,000	-	-	13,695,000	-
Second Subordinate Special Revenue Bonds, Series 2024C - Accrued Interest	824,227	1,237,283	-	2,061,510	-
Original issue discount - 2020A-2	(276,203)	-	15,300	(260,903)	15,300
Original issue discount - 2020B	(1,529,790)	-	96,536	(1,433,254)	96,536
Original issue discount - 2024C	(695,790)	-	24,011	(671,779)	24,011
Total	109,257,444	1,237,283	135,847	110,630,574	1,050,847
Direct Borrowings					
Series 2020A-1 Refunding Revenue Loan	21,470,000	-	(1,890,000)	19,580,000	1,955,000
Total	21,470,000	-	(1,890,000)	19,580,000	1,955,000
Other					
Subordinate Nonrevolving Line of Credit Note, Series 2010B	34,098,338	17,922,484	-	52,020,822	-
Series 2010B Line of Credit Note Interest 2010B	3,045,066	3,981,821	-	7,026,887	-
Project Funding and Reimbursement Agreement - Nading Trust	4,000,000	2,000,000	-	6,000,000	-
Project Funding and Reimbursement Agreement - Nading Trust - Accrued Interest	338,629	574,531	-	913,160	-
Total	41,482,033	24,478,836	-	65,960,869	-
	$ 172,209,477	$ 25,716,119	$ (1,754,153)	$ 196,171,443	$ 3,005,847

Note 5: Other Agreements

Parkway Acquisition Agreement

On November 1, 2010, the District, the Service District and CCLLC entered into that certain Acquisition Agreement (Jefferson Parkway Right of Way) ("Parkway Acquisition Agreement") whereby the parties set forth their understanding with respect to the obligations related to the conveyance of and reimbursement for conveyance of certain ROW property necessary for a beltway loop serving the Denver, Colorado metropolitan area, a highway commonly known as Jefferson Parkway. The Parkway Acquisition Agreement was amended on December 23, 2011 to grant TCC1, LLC the right to receive reimbursement for a portion of the Appraised Value of the ROW. The Districts have entered into the Parkway Pledge Agreement (defined above), whereby the Service District agrees to transfer certain tax increment revenues to the District in exchange for the promise of the District to finance the acquisition of the ROW and payment on the Promissory Note.

Facilities Funding and Acquisition Agreement – Cimarron Development Company

On February 27, 2018, the District entered into a Facilities Funding and Acquisition Agreement with Cimarron Development Company ("CDC"), as amended June 15, 2021 and effective August 5, 2020, as further amended July 27, 2022 and effective June 28, 2022 and as further amended April 17, 2024 (the "CDC FFAA"). Per the CDC FFAA, CDC agrees to advance up to $120,035,000 to the District in fiscal years 2018 through 2048 in order that the District may construct certain public infrastructure, as more particularly described therein. The District agrees to make payment of advances under the CDC FFAA in accordance with the 2010B Subordinate Note. Interest will accrue under the CDC FFAA at the rate of 8% per annum, as is more particularly described therein. Pursuant to the CDC FFAA, CDC consented to the District entering into the Nading Reimbursement Agreement (see Note 4) and to subordinate CDC's reimbursement rights under the CDC FFAA to the reimbursement of the Trust (defined above), together with interest, in accordance with the Nading Reimbursement Agreement.

CDC Letter Agreement

The District and CDC entered into a Letter Agreement dated April 26, 2024, whereby the parties acknowledged that the District entered into a Distribution Extension Agreement (Contract No. 10094546) with Public Service Company of Colorado ("Xcel Energy") relative to the construction and installation of the Candelas Point gas distribution line. The District paid Xcel Energy $182,617.48 for the costs associated with the gas line, which costs were deemed to be Non-District Improvement Expenses under the CDC FFAA and, as such, CDC reimbursed the District for such costs by reducing the amount owned by the District under the 2010B Subordinate Note in such an amount. The parties further acknowledged that Xcel Energy has since collected certain recovery amounts associated with the gas line from benefited entities and was to pay such recovery amounts to the District. The District agreed to remit any recovery amounts received from Xcel Energy to CDC.

Maintenance Agreement

On February 23, 2017, the District and Dillion Companies, Inc. ("Dillion") entered into a Maintenance Agreement (the "Maintenance Agreement") to assign maintenance obligations with respect to certain improvements to be constructed within property owned by Dillion. Dillion granted the District an easement for the purpose of performing its maintenance obligations set forth in the Maintenance Agreement. The District and Dillion are each responsible for the costs and expenses associated with their respective maintenance obligations.

Public Improvements Agreement

On February 23, 2017, the District, Dillion and Cimarron Development Company ("CDC") entered into a Public Improvements Agreement (the "Public Improvements Agreement") whereby the District agreed to construct certain improvements necessary to develop property to be owned by Dillion and pay for the same with proceeds from the Series 2017 Bonds (which have since been refunded by the Series 2020A-1 Loan), subject to the satisfaction of certain conditions set forth in the Public Improvements Agreement.

Agreement Regarding Indiana Street Improvements and Interim Revenue Reconciliation

On March 2, 2017, the District, Jefferson Center Metropolitan District No. 2 ("JCMD No. 2") and MSMD entered into that certain Agreement Regarding Indiana Improvements and Interim Revenue Reconciliation (the "Reconciliation Agreement") whereby, JCMD No. 2 agreed to release certain pledged revenues, in the amount of $493,628.04, obligated to MSMD pursuant to the MSMD Pledge Agreement and MSMD agreed to pay JCMD No. 2 $85,207.00, as required under the FFCO (defined below). Pursuant to the Reconciliation Agreement, the District also agreed to pay MSMD the present value of the Mis-Pledged Revenues in an amount of $299,442.00, releasing the District from any further obligation thereof. Pursuant to the Reconciliation Agreement, the District agreed to construct the remaining Indiana Improvements (as defined in the agreement) and released JCMD No. 2 from such obligation.

Operations Pledge Agreement Regarding Maintenance of Patio Homes

On March 10, 2017, the District and MSMD entered into an Operations Pledge Agreement Regarding Maintenance of Patio Homes whereby MSMD agreed to provide for the construction of improvements within certain residential property within the boundaries of the District. Upon completion of such improvements, MSMD agrees to operate and maintain the improvements. In exchange for such operation and maintenance services, the District agrees to pledge a portion of the total revenue generated by the District's imposition of its operations mill levy that is attributed to the residential property to MSMD.

Memorandum of Understanding for Stormwater Management Plan Responsibilities

On December 6, 2018, the District and Public Service Company of Colorado ("PSCo") entered into a Memorandum of Understanding for Stormwater Management Plan Responsibilities at Moon Gulch Substation and Candelas Point Retail Lots 2, 3 and 4 (the "MOU"). The MOU establishes that PSCo is responsible for the stormwater best practices ("BMPs") and stormwater compliance obligations in the utility work within the JCMD Property (as defined in the MOU). Further, the District is responsible for the revegetation and stabilization of the area specifically designated in the MOU.

Consent and Subordination Agreements

On June 3, 2020, the District, CDC, BBVA Mortgage Corporation, as the lender of the Series 2020A-1 Loan, and UMB Bank, n.a., entered into a Consent and Subordination Agreement whereby CDC consented to the District's issuance of the Series 2020A-1 Loan and agreed to the subordination of the 2010B Subordinate Note to the Series 2020A-1 Loan, including any refundings thereof, and any additional senior or subordinate obligations of the District issued in accordance with the terms thereof. Further, in accordance with the agreement, the District paid CDC certain proceeds from the Series 2020A-1 Loan to refund a portion of the amount outstanding under the 2010B Subordinate Note.

On June 3, 2020, the District, CDC, and UMB Bank, n.a., entered into a Consent and Subordination Agreement whereby CDC consented to the District's issuance of the Series 2020A-2 Bonds and Series 2020B Bonds and agreed to the subordination of the 2010B Subordinate Note to the Series 2020A-2 Bonds and Series 2020B Bonds, including any refundings thereof, and any additional obligations issued in accordance with the terms thereof. Further, in accordance with the agreement, the District paid CDC certain proceeds of the Series 2020B Bonds to refund the remaining amount outstanding under the 2010B Subordinate Note and reduced the par amount of the 2010B Subordinate Note to $133,730,000 (see discussion under Note 4).

On April 17, 2024, the District, CDC, and UMB Bank, n.a., entered into a Consent and Subordination Agreement whereby CDC consented to the District's issuance of the Series 2024C Bonds and agreed to the subordination of the 2010B Subordinate Note to the Series 2024C Bonds, including any refundings thereof, the Series 2020 Obligations (comprised of the Series 2020A-1 Loan, the Series 2020A-2 Bonds, and the Series 2020B Bonds), and any additional obligations incurred in accordance with the terms thereof.

Water Tank Purchase and Sale Agreements

On April 12, 2021, the District and CCLLC entered into a Purchase and Sale Agreement (Water Tank Site) whereby CCLLC agreed to sell to the District and the District agreed to purchase from CCLLC a Tank Site (as defined therein) for the purchase price of $875,000, subject to the terms therein. Concurrently, the District and the City of Arvada (the "City") entered into a Purchase and Sale Agreement (Water Tank Site) (the "City Water Tank PSA") whereby the District agreed to sell to the

City and the City agreed to purchase from the District the Tank Site, subject to the terms therein. The City required the Tank Site to construct a water storage tank thereon. The City further agreed to allocate 500,000 gallons of water storage capacity in the water storage tank constructed on the Tank Site to the District in consideration of the District's conveyance of the Tank Site. On June 17, 2021, CCLLC conveyed the Tank Site to the District and the District conveyed the Tank Site to the City.

Settlement and Release Agreement

Effective December 1, 2022, the District and SEMA Construction, Inc. ("SEMA") entered into a Settlement and Release Agreement (the "Settlement Agreement"). Pursuant to the Settlement Agreement, the District and SEMA are parties to a construction contract whereby SEMA agreed to perform certain earthwork, utility work, and concrete/paving work at Indiana Street and West 91st Place. The City of Arvada (the "City") identified certain deficiencies at or near locations where SEMA performed its work as well as deficiencies at locations unrelated to SEMA's work, which required correction for the City to take final acceptance of the work. The parties dispute whether certain portions of the deficiencies are within SEMA's scope of work or work performed by others, and in order to remove such dispute the parties agreed that SEMA would correct such deficiencies in exchange for the District paying SEMA $78,235.80. Further, the parties agree that the Settlement Agreement is not an admission of liability, and all such liability is expressly denied.

Post-Closing Escrow Agreement (P6 Off-Site Improvements)

On October 30, 2023, the District, Cimarron Commercial, LLC ("CCLLC"), and Fidelity National Title Insurance Company ("Fidelity") entered into the Post-Closing Escrow Agreement (P6 Off-Site Improvements) whereby CCLLC agreed to escrow funds to secure the completion of certain Off-Site Improvements (as defined therein) to be constructed by the District, with such funds to be released to CCLLC in accordance with the agreement. The District may request disbursements of the escrowed funds to CCLLC in accordance with the agreement. The agreement will terminate upon the earlier to occur of the disbursement of all the escrowed funds or on December 1, 2024.

Railroad Crossing Operation and Maintenance Agreement

On February 24, 2024, the District and Arcosa LWB, LLC ("Arcosa") entered into a Railroad Crossing Operation and Maintenance Agreement ("Railroad O/M Agreement") whereby Arcosa agreed to grant the District the legal right to install, construct, and/or replace certain road improvements across the railroad track and property owned by Arcosa, as identified in the Railroad O/M Agreement, in return for the District replacing the railroad track at such locations and operating and maintaining the same on behalf of Arcosa. The Railroad O/M Agreement is subject to annual appropriations and is not a multi-fiscal year obligation of the District.

Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development)
On January 31, 2025, the District, Taylor Morrison of Colorado, Inc. ("Taylor Morrison"), and CDC entered into an Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development), as amended on July 22, 2025 (the "ACARA"). In accordance with the ACARA, Taylor Morrison is required to construct a pool, community facility, and related improvements (the "Amenity") within the District. The ACARA sets forth the procedures for the construction of the Amenity, the conveyance of the Amenity and related real property to the District, and the reimbursement to Taylor Morrison for all or a portion of the construction costs associated with the Amenity up to $4,409,993, pursuant to the terms therein. To the extent the District has not reimbursed Taylor Morrison for the costs due and owing under the ACARA by December 31, 2054, any amounts outstanding but not reimbursed will be deemed discharged and satisfied in full.

Amenity and Amenity Parcel Conveyance Agreement
On January 31, 2025, the District, Taylor Morrison, and Trailstone Community Association, Inc. (the "Association"), entered into an Amenity and Amenity Parcel Conveyance Agreement (the "Conveyance Agreement"). The Conveyance Agreement sets forth the procedures for the conveyance of the Amenity and related real property to the District and ultimately to the Association for its ownership, operation and maintenance of the Amenity, pursuant to the terms therein.

Post-Closing Agreement and Escrow Instructions (RangeWater)
On August 13, 2025, CDC, RW Candelas Owner, LLC ("RangeWater"), the District, and Fidelity entered into a Post-Closing Agreement and Escrow Instructions (the "RangeWater Post-Closing Agreement"). In accordance with the RangeWater Post-Closing Agreement, upon RangeWater purchasing property in the District from CDC, $238,651.30 of the purchase price was escrowed with Fidelity for the construction of an emergency access road. The RangeWater Post-Closing Agreement sets forth the procedures for the use of the escrowed funds, the construction of the emergency access road, and the reimbursement to CDC of such costs pursuant to the terms of the CDC FFAA.

Note 6: Intergovernmental Agreements

City of Westminster
During 1994, the District entered into an agreement with the City of Westminster ("Westminster") for the joint construction of parallel water lines within easements to be utilized as roadways within the District. The cost of construction of the District's line was paid by the District ($163,500) and Jefferson Center Associates ($469,578). Operations and maintenance expenses will be determined by Westminster for each line separately. The District may exercise rights to use the Westminster pipeline and pay prorated costs.

Facilities, Funding, Construction and Operations Agreement

The Districts entered into a Facilities Funding, Construction and Operations Agreement ("FFCO") on July 26, 2005, as amended on November 28, 2006, December 15, 2009, November 1, 2010 and June 11, 2015, to coordinate the financing, construction, operation and maintenance of the public improvements within the service area of the Districts and to establish the relationship between and respective responsibilities of the Service District and the Financing Districts. The FFCO provides a framework for the equitable allocation over time among the Districts of the costs of administration of the Districts and the costs of financing, constructing, operating and maintaining the public improvements contemplated therein. The Service District is generally responsible for providing the financing, construction, operations and maintenance of certain primary public infrastructure to serve the entire service area. To the extent none of the Financing Districts have elected otherwise, the Service District is also responsible for providing administrative services for the Financing Districts based upon each Financing District's agreement to pay its proportionate share of costs thereof. The Financing Districts are each generally responsible for financing, constructing, operating and maintaining the public improvements necessary to serve development within their respective boundaries. The FFCO provides a limitation on the issuance of indebtedness by the Districts in the amount of $450,000,000 of total aggregate debt by all of the Districts. The FFCO is intended to constitute a multiple fiscal year financial obligation of the Districts, and as such, it was submitted to and approved by the electorates of each of the Districts prior to being executed.

On March 24, 2009, Jefferson Center Metropolitan District No. 1 and No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District and Mountain Shadows Metropolitan District entered into an amendment to the FFCO whereby it elected to perform its own administrative services, effective January 1, 2008.

Amended and Restated Capital Pledge Agreement and Assignment Agreement

On June 11, 2015, the District entered into an Amended and Restated Capital Pledge Agreement and Assignment Agreement with JCMD No. 2, Vauxmont Metropolitan District ("Vauxmont"), and U.S. Bank National Association in its capacity as trustee for the Bonds, as amended by the First Amendment to the Amended and Restated Capital Pledge Agreement and Assignment Agreement dated December 19, 2019 ("Pledge and Assignment Agreement"). The Pledge and Assignment Agreement replaced and superseded the Capital Pledge Agreement dated July 1, 2007 between the District and JCMD No. 2. Pursuant to the Pledge and Assignment Agreement, the parties recognize Vauxmont's issuance of the Bonds and agree to pledge certain revenues to support the repayment thereof.

Specifically, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges the "Vauxmont Revenue" to the repayment of the Series 2015A Bonds, the Series 2015C Bonds, the Series 2015D Bonds and the Series 2015E Note, or any debt issued to refund the same. The Vauxmont Revenue is defined in the Pledge and Assignment Agreement as the sum of the certain incremental property tax revenues received by District No. 2 from AURA pursuant to the Amended MRA.

Also, in accordance with the Pledge and Assignment Agreement, JCMD No. 2 separately pledges the "Series 2015B TIF Revenues" to the repayment of the Series 2015B Bonds, or any debt issued to refund the same. The Series 2015B TIF Revenues are defined as certain incremental property tax revenues derived in accordance with the Amended MRA from properties within both the District and the Northwest Arvada Urban Renewal Area less certain administrative fees and annual stormwater costs, as described in the agreement.

Finally, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges certain Impact Fees received by District No. 2 pursuant to a Resolution of JCMD No. 2 adopted on December 20, 2005 to the repayment of the Series 2015A Bonds.

Intergovernmental Restructuring Agreement

On June 11, 2015, the District, JCMD No. 2, Vauxmont, and Cimarron Metropolitan District ("Cimarron") entered into that certain Intergovernmental Restructuring Agreement ("Restructure IGA") to acknowledge the issuance of the Restructured Debt (as defined in the Restructure IGA) by Vauxmont and to make certain clarifications relative to the future financing, construction and provision of service and improvements within the service area of the Jefferson Center Districts ("Service Area"). The Restructure IGA acknowledges Vauxmont issued the Restructured Debt in part to refinance and restructure certain outstanding debts of the District, JCMD No. 2, Vauxmont, and Cimarron, as is more particularly described in the Restructure IGA, in order to secure certain economic efficiencies and cost savings relative to past, present and future financing and construction of public improvements to benefit the constituents of the Service Area. The Restructure IGA recognizes the allocation of revenue, cash and certain expenses as to the parties to the Restructure IGA.

The Restructure IGA also addresses certain capital and operational matters and provides that each district that is a party to the Restructure IGA will be obligated to manage and cause the financing, construction, operation and maintenance of any public infrastructure necessary for the development of property within their respective boundaries, with certain specific exceptions listed therein. The Restructure IGA addresses the disposition of certain water rights, water options, water fees and water related agreements as between the parties.

Amended and Restated Intergovernmental Agreement for the Jefferson Parkway

On July 23, 2015, the District, the City of Arvada (the "City"), JCMD No. 2, CCLLC and the Jefferson Parkway Public Highway Authority (the "Authority") entered into that certain Amended and Restated Intergovernmental Agreement for the Jefferson Parkway (the "Amended Parkway IGA"). The Amended Parkway IGA amends and restates entirely that certain Intergovernmental Agreement dated April 7, 2008 between JCMD No. 2 and the City and adds the District, CCLLC and the Authority as parties. The Amended Parkway IGA sets forth the terms and conditions of the

design of the Jefferson Parkway as the same is located within the boundaries of the District and JCMD No. 2, including, but not limited to, alignment and elevation, use of the property prior to construction of the Jefferson Parkway and utility crossings. It also sets forth the terms upon which certain land and easements will be transferred from CCLLC to the City to accommodate the Jefferson Parkway.

On June 15, 2020, the District, the City, JCMD No. 2, the Authority, CCLLC and Cimarron Development Company ("CDC") entered into the Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway (the "Second Amended Parkway IGA"). The Second Amended Parkway IGA amends and restates entirely the Amended Parkway IGA to account for updated design plans for the Jefferson Parkway, to modify and/or amend the previously transferred land and easements as necessary to accommodate the updated design plans, to update the review process of development applications for property near the planned Jefferson Parkway, and to add CDC as a party. The Second Amended Parkway IGA further sets forth the terms and conditions of the design of the Jefferson Parkway, as the same is located within the boundaries and/or service area of the District and JCMD No. 2, including, but not limited to, alignment and elevation, use of the property prior to construction of the Jefferson Parkway, and utility crossings. It also sets forth the terms on which certain previously transferred land and easements are to be modified and amended and the terms by which certain additional land and easements are to be transferred to the Authority to accommodate the updated design plans for the Jefferson Parkway.

Intergovernmental Agreements for Public Improvements for the Candelas Commercial Filing Nos. 1-3

On October 15, 2018, the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 1, the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 2 and the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 3 (collectively, the "Candelas Commercial IGAs"). The Candelas Commercial IGAs establish the District's obligations and responsibilities relative to the construction and installation of the public improvements specific to each filing. The District's obligations under the Candelas Commercial IGAs are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1

On March 18, 2019, the District and the City entered into the Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1 which establishes the District's obligations and responsibilities relative to the construction and installation of public improvements located in Candelas Medical Filing No. 1 and the dedication of certain right-of-way to the City. The District's obligations under the agreement are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project)
On February 26, 2019, the District and the City of Westminster entered into the Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project) whereby the District agrees to construct and install, at its own expense, an underground pipeline known as the Kinnear Ditch Replacement Pipeline and convey the same to the City of Westminster for ownership, operation and maintenance. The agreement establishes the District's obligations relative to the construction and conveyance of the Kinnear Ditch Replacement Pipeline.

Intergovernmental Agreement with City and County of Denver
On September 22, 2021, the District and the City and County of Denver, acting by and through its Board of Water Commissioners (the "Water Board"), entered into an Intergovernmental Agreement whereby the parties agreed that the District will construct and install a concrete box culvert as part of the State Highway 93 and State Highway 72 widening project, including that portion of the work which is the responsibility of the Water Board (the "Water Board Work"). In exchange, the Water Board agreed to reimburse the District in the amount of $232,744.77 for the costs associated with the Water Board Work.

Cost Contribution Agreement
On December 6, 2021, the District and the City entered into the Cost Contribution Agreement whereby the District agreed to contribute $3,800,000 to the City to finance the costs associated with the construction and completion of the Coal Creek Water Tank, which the District is entitled to 500,000 gallons of water storage capacity therein pursuant to the City Water Tank PSA (discussed under Note 5). In exchange, the City will reallocate $3,800,000 that was previously budgeted to fund the Coal Creek Tank to a different future project or projects that will specifically address infrastructure capacity issues within the City's existing jurisdiction and authority, which support one or more public improvements that benefit the District.

Intergovernmental Agreement for Financing of the Design and Bid Phase Engineering Services for Improvements to the Alkire Lift Station
On February 9, 2022, the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Financing of the Design and Bid Phase Engineering Services for Improvements to the Alkire Lift Station (the "Design and Bid Phase IGA"), whereby the District agreed to contribute funds to the City to finance the design and bid phase engineering services related to certain upgrades and expansions to the Alkire Lift Station. The contribution was estimated to be $89,790, and in the event final, actual costs for such services exceed that amount, the District agreed to pay the City the additional amount of actual costs in excess of $89,790 in accordance with the Design Bid Phase IGA.

Intergovernmental Agreement for Financing of the Design, Preconstruction Services, and Construction of the Upgrades and Improvements to the Alkire Lift Station

On August 16, 2022, the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Financing of the Design, Preconstruction Services, and Construction of the Upgrades and Improvements to the Alkire Lift Station (the "Construction IGA"), whereby the District agreed to contribute funds to the City to finance the design, preconstruction services, and construction of certain upgrades and improvements to the Alkire Lift Station. Specifically, the parties agreed that the District would fund 95% and the City would fund the remaining 5% of the design, preconstruction services, and construction, which were estimated to be $2,425,076.00. Pursuant to the Construction IGA, the parties acknowledged that the District previously paid the City $89,790 pursuant to the Design and Bid Phase IGA, as discussed above, which the City agreed to credit against the District's obligation under the Construction IGA. As such, the District agreed to make an initial payment of $1,110,210 (which included the credit of the $89,790 discussed above) to the City and agreed to provide additional financing for its portion of the design, preconstruction services, and construction of the upgrades and improvements to the Alkire Lift Station in accordance with the Construction IGA. The City further agreed to impose an impact fee on development located within the Alkire Lift station service area that is not paying taxes to the District and agreed to remit said impact fee to the District, with such obligation terminating 20 years after the date of the Construction IGA.

Intergovernmental Agreement for Off-Site Public Improvements for the Trailstone Development

On July 13, 2022, the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Off-Site Public Improvements for the Trailstone Development (the "Trailstone IGA"). The Trailstone IGA establishes the Districts obligation to finance, design, furnish, construct, and install certain off-site public improvements necessary to develop certain property owned and to be developed by Taylor Morrison of Colorado, Inc., as such off-site public improvements are identified in the Trailstone IGA. The District's obligations under the Trailstone IGA are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Purple Line

On February 15, 2024, the District and the City of Arvada (the "City") entered into the Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Purple Line (the "Purple Line IGA"), whereby the District agreed to contribute funds to the City to finance the design services, preconstruction services, construction administration, and construction of the Purple Line (as defined in the Purple Line IGA). Specifically, the parties agreed the District would fund 65% and the City would fund the remaining 35% of the design services, preconstruction services, construction administration, and construction of the Purple Line, which were estimated to be $3,100,000. Notwithstanding, the District's contribution is limited to $2,015,000, with the City agreeing to finance any excess amount. In acknowledgement

of the District's financial contribution, the City agreed to impose an impact fee on any development that connects to the Purple Line, as identified in the Purple Line IGA, and remit the fees to the District, with such obligation terminating 20 years after the date of the Purple Line IGA.

Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank

On March 12, 2025, the District and the City entered into an Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank (the "Zephyr Tank IGA"), whereby the District agreed to contribute funds to the City to finance the design, preconstruction, construction administration, and construction of the Zephyr Tank (as defined in the Zephyr Tank IGA). In accordance with the Zephyr Tank IGA, the District is required to provide financing for the Zephyr Tank in the amount of $5,559,212. The District made an initial payment to the City in the amount of $3,851,000 within 30 days of execution of the Zephyr Tank IGA, in accordance with the terms therein. Pursuant to the Zephyr IGA, the District owes the remaining $1,708,212 within 30 days of the District issuing bonds to fund same. To the extent the District has not made such final payment to the City by January 31, 2027, the balance outstanding thereof will accrue interest at a rate of 4% per annum from the effective date of the Zephyr Tank IGA until the balance is paid by the District.

Note 7: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the developers of the property within the District's service area and the Nading Trust and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

Note 8: 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 7, 1996, the District's electors authorized the District to retain up to $200,000 of revenue collected in the years 1993 through 1995 and $500,000 in 1996 and thereafter, plus any additional amounts collected as revenue, loans and advances from District property owners and other private parties and other revenue derived from any District facilities or properties without any limitations under TABOR. In addition, the District was authorized to increase property taxes by $500,000 annually, without any limitation on rate, for the purpose of paying District operations maintenance, capital and other lawful expenses and to collect and retain the tax proceeds and investment income earned thereon without any limitations under TABOR or Section 29-1-301, C.R.S.

On May 4, 2004, the District's electors authorized the District to increase taxes $100,000 annually or such lesser amount as necessary, without limitation as to rate and thereafter for as long as the District continued in existence, to pay the District's administration, operations, maintenance, landscape maintenance, and other expenses, without regard to any spending, revenue raising, or other limitation contained within Article X, Section 20 of the Constitution or Section 29-1-301, C.R.S. or any other law which purports to limit the District's revenues or expenditures, and without limiting in any year the amount of other revenues that may be collected and spent by the District.

Note 9: 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 10: Debt Authorization

The District was organized to provide services to the same service area as Jefferson Center Metropolitan District No. 2 (previously defined as the Service District) and Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and Mountain Shadows Metropolitan District (previously defined as the Financing Districts). Pursuant to the Service Plan for the District and the FFCO, the Financing Districts, in aggregate, are limited in their ability to issue Debt to a total amount of $450,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt, which in aggregate with the Debt issued by the other Financing Districts, is in an amount that is in excess of the Service Plan Debt Issuance Limit. The District's voters have authorized the District to issue Debt in accordance with the Service Plan Issuance Limit. Pursuant to the FFCO, the Service Plan Debt Issuance Limit was allocated between the Financing Districts, limiting the District to issuing $262,475,000 of the Service Plan Debt Issuance Limit (the "FFCO Debt Limit").

As of December 31, 2025, the District has $120,035,000 of the FFCO Debt Limit remaining. This amount is represented as the maximum principal amount of the 2010B Subordinate Note. To the extent the District issues the maximum amount under the 2010B Subordinate Note, the District will have utilized all of the FFCO Debt Limit.

Note 11: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

1) Capital assets and water rights used in government activities are not financial resources and, therefore are not reported in the funds; and

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

The Statement of Governmental Fund 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/loan 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.

Note 12: Subsequent Events

On May 28, 2026, District No. 2 issued its Special Revenue Refunding Bonds, Series 2026A ("Series 2026A Bonds") in the principal amount of $187,450,000 and Subordinate Special Revenue Refunding Bonds, Series 2026B ("Series 2026B Bonds") in the principal amount of $18,897,000 made pursuant to the terms of the Indentures of Trust by and among District No. 2 and UMB Bank, n.a. dated as of May 28, 2026. The proceeds from the Series 2026A Bonds and Series 2026B Bonds were used to refund the District's Series 2020A-1 Loan, Series 2020A-2 Bonds, Series 2020B Bonds, Series 2024C Bonds, and a portion of the amount outstanding under the Series 2010B Subordinate Note (which subsumed the outstanding principal amount due and owing under the Nading Reimbursement Agreement, as amended, including interest thereon accruing at the rate applicable to the Series 2010B Subordinate Note).

SUPPLEMENTAL INFORMATION

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 4,135,967	$ 4,038,138	$ (97,829)
Less AURA portion of District taxes	(3,018,092)	(3,008,659)	9,433
Specific ownership taxes	248,158	280,419	32,261
AURA tax increment	3,018,092	3,008,659	(9,433)
AURA increment - other governments	1,524,579	1,267,004	(257,575)
Interest income	796,990	695,781	(101,209)
Transfer from JCMD#2	2,951,116	2,524,330	(426,786)
Total Revenues	9,656,810	8,805,672	(851,138)
EXPENDITURES			
Series 2020 A-1 principal	1,890,000	1,890,000	-
Series 2020 A-1 Interest	429,400	429,400	-
Series 2020 A-2 Interest	696,919	696,919	-
Series 2020 B Interest	4,656,063	4,656,063	-
Series 2024 C Interest	1,801,757	-	1,801,757
Transfer to JCMD #2 Debt Service	1,524,579	1,267,004	257,575
Paying agent fee	14,142	11,300	2,842
Treasurer's fees	62,040	11,562	50,478
Total Expenditures	11,074,900	8,962,248	2,112,652
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,418,090)	(156,576)	1,261,514
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	842	842
Total Other Financing Sources (Uses)	-	842	842
NET CHANGE IN FUND BALANCE	(1,418,090)	(155,734)	1,262,356
FUND BALANCE:			
BEGINNING OF YEAR	16,650,156	15,973,105	(677,051)
END OF YEAR	$ 15,232,066	$ 15,817,371	$ 585,305

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ 1,000,000	$ 777,284	$ (222,716)
Other reimbursements	-	7,248	7,248
Total Revenues	1,000,000	784,532	(215,468)
EXPENDITURES			
Capital improvements	44,802,358	37,569,170	7,233,188
Engineering	900,000	687,264	212,736
Legal	40,000	83,564	(43,564)
Miscellaneous expenses	15,000	10,718	4,282
Project management	500,000	1,553,820	(1,053,820)
Bond issuance costs	-	87,216	(87,216)
Total Expenditures	46,257,358	39,991,752	6,265,606
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(45,257,358)	(39,207,220)	6,050,138
OTHER FINANCING SOURCES (USES)			
Developer advances	25,000,000	17,922,484	(7,077,516)
Nading Trust Agreement income	-	2,000,000	2,000,000
Transfers in (out)	-	(842)	(842)
Total Other Financing Sources (Uses)	25,000,000	19,921,642	(5,078,358)
NET CHANGE IN FUND BALANCE	(20,257,358)	(19,285,578)	971,780
FUND BALANCE:			
BEGINNING OF YEAR	20,257,358	25,235,978	4,978,620
END OF YEAR	$ -	$ 5,950,400	$ 5,950,400

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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

Year Ended December 31,	Prior Year Total Assessed Valuation for Current Year Property Tax Levy	Prior Year Increment Assessed Valuation (2)	Mills Levied		Total Property Tax		Percent Collected to Levied
			General Fund	Debt Service	Levied	Collected (1,3)	
1998	$ 250,750		10.000	0.000	$ 2,508	$ 2,699	107.62%
1999	$ 571,100		10.000	0.000	$ 5,711	$ 5,716	100.09%
2000	$ 945,150		25.000	0.000	$ 23,629	$ 16,847	71.30%
2001	$ 879,860		25.000	0.000	$ 21,997	$ 21,756	98.90%
2002	$ 1,135,780		25.000	0.000	$ 28,395	$ 28,125	99.05%
2003	$ 1,987,100		25.000	0.000	$ 49,678	$ 49,550	99.74%
2004	$ 22,273,390		25.000	0.000	$ 556,835	$ 554,550	99.59%
2005	$ 22,268,130		25.000	0.000	$ 556,703	$ 555,504	99.78%
2006	$ 22,115,560		25.000	0.000	$ 552,889	$ 191,183	34.58%
2007	$ 21,224,080		5.000	37.000	$ 891,411	$ 885,337	99.32%
2008	$ 24,501,390	$ 12,088,290	5.000	37.000	$ 521,350	$ 521,350	100.00%
2009	$ 26,714,800	$ 12,782,890	5.000	50.000	$ 766,255	$ 778,721	101.63%
2010	$ 50,106,950	$ 34,229,920	5.000	50.000	$ 873,237	$ 857,359	98.18%
2011	$ 43,335,470	$ 27,523,590	5.000	50.000	$ 869,653	$ 791,733	91.04%
2012	$ 32,263,153	$ 19,393,154	5.000	50.000	$ 707,850	$ 632,514	89.36%
2013	$ 31,094,623	$ 18,089,901	5.000	50.000	$ 715,260	$ 716,129	100.12%
2014	$ 31,389,107	$ 18,637,234	5.000	50.000	$ 701,353	$ 683,982	97.52%
2015	$ 32,711,837	$ 20,405,447	5.000	50.000	$ 676,851	$ 673,114	99.45%
2016	$ 35,666,495	$ 22,701,687	5.000	50.000	$ 713,064	$ 655,237	91.89%
2017	$ 33,702,060	$ 20,739,556	5.000	50.000	$ 712,938	$ 730,037	102.40%
2018	$ 41,981,225	$ 26,011,083	5.001	50.015	$ 878,613	$ 851,563	96.92%
2019	$ 36,158,611	$ 21,229,612	5.005	50.059	$ 822,050	$ 927,412	112.82%
2020	$ 46,907,249	$ 32,348,262	5.019	50.194	$ 803,845	$ 665,515	82.79%
2021	$ 49,825,314	$ 35,275,518	5.025	50.250	$ 804,240	$ 756,397	94.05%
2022	$ 51,247,483	$ 35,326,332	5.026	50.267	$ 880,328	$ 929,997	105.64%
2023	$ 65,664,581	$ 46,949,928	5.026	50.261	$ 1,034,677	$ 979,394	94.66%
2024	$ 79,624,299	$ 59,522,306	5.250	52.543	$ 1,161,754	$ 1,023,983	88.14%
2025	$ 78,415,877	$ 58,092,925	5.274	52.744	$ 1,179,097	$ 1,132,420	96.04%
Estimated for year ending December 31, 2026	$ 92,331,011	$ 71,284,157	5.491	54.919	$ 1,271,440		

NOTE

(1) 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.

(2) The District receives tax revenues from the total assessed valuation less the assessed valuation on the increment. The taxes from the increment are available from the intergovernmental agreement with the Arvada Urban Renewal Authority.

(3) Total Property Tax collected is shown here net of the amount paid to Arvada Urban Renewal Authority.