DENARGO MARKET METROPOLITAN DISTRICT NO. 1
City and County of Denver, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

INDEPENDENT AUDITOR'S REPORT	**I**
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	**1**
STATEMENT OF ACTIVITIES	**2**
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	**3**
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	**4**
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	**5**
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	**6**
NOTES TO BASIC FINANCIAL STATEMENTS	**7**
SUPPLEMENTARY INFORMATION	
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	**23**

INSERT INDEPENDENT AUDITOR'S REPORT

BASIC FINANCIAL STATEMENTS

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 655,743
Cash and Investments - Restricted	22,100
Prepaid Insurance	17,230
Prepaid Expenses	1,027
Due from District No. 2	6,238
Due from District No. 3	2,453
Capital Assets:	
Capital Assets Not Being Depreciated	39,373,663
Capital Assets Net of Depreciation	3,122,282
Total Assets	43,200,736
LIABILITIES	
Accounts Payable	896,905
Payroll Liabilities Payable	998
Noncurrent Liabilities:	
Due in More Than One Year	16,708,310
Total Liabilities	17,606,213
NET POSITION	
Net Investment in Capital Assets	26,876,348
Restricted for:	
Emergency Reserve	22,100
Unrestricted	(1,303,925)
Total Net Position	$ 25,594,523

See accompanying Notes to Basic Financial Statements.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 864,523	$ 1,189	$ 691,689	$ -	$ (171,645)
Interest on Long-Term Debt and Related Costs	1,093,170	-	-	-	(1,093,170)
Total Governmental Activities	$ 1,957,693	$ 1,189	$ 691,689	$ -	(1,264,815)
GENERAL REVENUES					
Interest Income					26,146
Other Revenue					18,102
Total General Revenues					44,248
CHANGES IN NET POSITION					(1,220,567)
Net Position - Beginning of Year					26,815,091
NET POSITION - END OF YEAR					$ 25,594,523

See accompanying Notes to Basic Financial Statements.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	$ 655,743	$ -	$ 655,743
Cash and Investments - Restricted	22,100	-	22,100
Prepaid Insurance	17,230	-	17,230
Prepaid Expenses	1,027	-	1,027
Due from District No. 2	6,238	-	6,238
Due from District No. 3	2,453	-	2,453
Total Assets	$ 704,791	$ -	$ 704,791
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 154,993	$ 741,912	$ 896,905
Payroll Liabilities Payable	998	-	998
Total Liabilities	155,991	741,912	897,903
FUND BALANCES			
Nonspendable:			
Prepaid Expense	18,257	-	18,257
Restricted for:			
Emergency Reserves	22,100	-	22,100
Assigned to:			
Subsequent Year's Expenditures	279,726	-	279,726
Unassigned	228,717	(741,912)	(513,195)
Total Fund Balances (Deficits)	548,800	(741,912)	(193,112)
Total Liabilites and Fund Balances (Deficits)	$ 704,791	$ -	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			42,495,945
Developer Advance Payable			(16,708,310)
Net Position of Governmental Activities			$ 25,594,523

See accompanying Notes to Basic Financial Statements.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Capital Projects	Total Governmental Funds
REVENUES			
Permit Fees	$ 1,189	$ -	$ 1,189
Interest Income	26,146	-	26,146
Other Revenue	18,102	-	18,102
IGA Revenue - District No. 2	538,811	-	538,811
IGA Revenue - District No. 3	152,878	-	152,878
Total Revenues	737,126	-	737,126
EXPENDITURES			
General and Administration			
Accounting	59,089	-	59,089
Auditing	16,500	-	16,500
City of Denver Annual Fee	9,000	-	9,000
Developer Advance - Interest Expense	-	162,746	162,746
Directors' Fees	3,001	-	3,001
District Management	73,692	-	73,692
Dues and Membership	1,873	-	1,873
Election	8,779	-	8,779
Engineering	-	14,906	14,906
Insurance	18,807	-	18,807
Legal	64,275	-	64,275
Miscellaneous	2,920	-	2,920
Payroll taxes	138	-	138
Project Management Fee	-	631,934	631,934
Operations And Maintenance			
Repairs and maintenance			
Snow Removal	24,153	-	24,153
Porter Services	131,485	-	131,485
Repairs And Maintenance	17,780	-	17,780
Site Lighting	12,005	-	12,005
Street Repair And Maintenance	1,782	-	1,782
Street Sweeping	500	-	500
Landscaping			
Landscape Maintenance	22,117	-	22,117
Stormwater			
Detention Vault	18,103	-	18,103
Inspections	6,200	-	6,200
Site Management			
Site Inspection	97,699	-	97,699
Locates	3,942	-	3,942
Security	74,942	-	74,942
Utilities			
Water	4,572	-	4,572
Internet	708	-	708
Website	234	-	234
Electricity	2,634	-	2,634
Capital Projects:			
Capital Outlay	-	11,662,202	11,662,202
Total Expenditures	676,930	12,471,788	13,148,718
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	60,196	(12,471,788)	(12,411,592)
OTHER FINANCING SOURCES (USES)			
Developer Advance	-	11,653,704	11,653,704
Repay Developer Advance	-	(2,813,942)	(2,813,942)
Transfers In (Out)	(24,262)	24,262	-
Total Other Financing Sources (Uses)	(24,262)	8,864,024	8,839,762
NET CHANGE IN FUND BALANCES	35,934	(3,607,764)	(3,571,830)
Fund Balances - Beginning of Year	512,866	2,865,852	3,378,718
FUND BALANCES - END OF YEAR	$ 548,800	$ (741,912)	$ (193,112)

See accompanying Notes to Basic Financial Statements.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (3,571,830)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.	
Capital Outlay	12,294,136
Depreciation Expense	(172,687)
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Developer Advance	(11,653,704)
Repay Developer Advance	2,813,942
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.	
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable Developer Advance - Change in Liability	(930,424)
Changes in Net Position of Governmental Activities	$ (1,220,567)

See accompanying Notes to Basic Financial Statements.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Permit Fees	$ 15,000	$ 1,189	$ (13,811)
Interest Income	20,455	26,146	5,691
Other Revenue	-	18,102	18,102
IGA Revenue - District No. 2	548,014	538,811	(9,203)
IGA Revenue - District No. 3	150,439	152,878	2,439
Total Revenues	733,908	737,126	3,218
EXPENDITURES			
General and Administration			
Accounting	63,000	59,089	3,911
Auditing	16,000	16,500	(500)
City Of Denver Annual Fee	9,000	9,000	-
Contingency	16,570	-	16,570
Directors' Fees	3,000	3,001	(1)
District Management	75,000	73,692	1,308
Dues And Membership	2,200	1,873	327
Election	15,000	8,779	6,221
Insurance	20,000	18,807	1,193
Legal	65,000	64,275	725
Miscellaneous	2,500	2,920	(420)
Payroll Taxes	230	138	92
Website	5,000	234	4,766
Operations And Maintenance			
Repairs and Maintenance			
Dog Park Maintenance	10,000	-	10,000
Repairs And Maintenance	15,000	17,780	(2,780)
Porter Services	-	131,485	(131,485)
Pet Waste Disposal	8,000	-	8,000
Site Lighting	10,000	12,005	(2,005)
Street Repair And Maintenance	10,000	1,782	8,218
Snow Removal	78,000	24,153	53,847
Street Sweeping	7,500	500	7,000
Trash Collection	28,000	-	28,000
Landscaping			
Landscape & Irrigation Repairs	35,000	-	35,000
Landscape Maintenance	35,000	22,117	12,883
Stormwater			
28th Contech	10,000	-	10,000
Detention Vault	10,000	18,103	(8,103)
Inspections	-	6,200	(6,200)
Surface System	5,000	-	5,000
Site Management			
Locates	16,000	3,942	12,058
Site Inspection	120,000	97,699	22,301
Security	35,000	74,942	(39,942)
Utilities			
Electricity	20,000	2,634	17,366
Water	5,000	4,572	428
Internet	-	708	(708)
Total Expenditures	750,000	676,930	73,070
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(16,092)	60,196	76,288
OTHER FINANCING SOURCES (USES)			
Transfers To Other Fund	-	(24,262)	(24,262)
Total Other Financing Uses	-	(24,262)	(24,262)
NET CHANGE IN FUND BALANCE	(16,092)	35,934	52,026
Fund Balance - Beginning of Year	474,290	512,866	38,576
FUND BALANCE - END OF YEAR	$ 458,198	$ 548,800	$ 90,602

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Organization

Denargo Market Metropolitan District No. 1 (the District, District No. 1, or Management District), a quasi-municipal corporation and political subdivision of the state of Colorado was organized by recorded Order and Decree of the District Court for the City and County of Denver (the City) on June 30, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on March 8, 2010, and Amended on March 30, 2023. The District's service boundaries are located entirely within the City. The District is one of three related districts: Denargo Market Metropolitan Districts Nos. 1, 2, and 3 (the District, District No. 2, District No. 3, and collectively, the Districts). As of December 31, 2025, the Districts have the same membership of their respective Boards of Directors. Pursuant to the Service Plan, Districts Nos. 2 and 3 are referred to as the Financing Districts or Taxing Districts and District No. 1 is the Management District.

The District, in its capacity as the Management District, is responsible for managing, implementing, and coordinating the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services within and without the project known as Denargo Market. The Financing Districts provide the funding for the improvements and the tax base needed to support ongoing operations of the Districts.

The Taxing Districts are responsible for supporting the Management District in managing, implementing and coordinating the financing, acquisition, construction, completion, and maintenance of the Improvements (as defined in the Service Plan), some of which may ultimately be transferred to the City or other governmental entity, and the provision of related services within and without the boundaries of the Districts and the Service Area (as defined in the Service Plan).

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

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

Budgets

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

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

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Capital Assets

Capital assets, which include property and equipment, are reported by the District. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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

Streets	30 Years
Sidewalks	30 Years
Street Lights	30 Years
Parks	30 Years

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

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

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

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

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:		
Cash and Investments	$	655,743
Cash and Investments - Restricted		22,100
Total Cash and Investments	$	677,843

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

Deposits with Financial Institutions	$	113,446
Investments		564,397
Total Cash and Investments	$	677,843

Deposits with Financial Institutions

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

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

At December 31, 2025, the District had a bank balance of $113,446 and a carrying balance of $113,446.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
* Local government investment pools

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 564,397
		$ 564,397

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to $1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investing Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AAAf/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

The District holds all its investments in the COLOTRUST PLUS+ portfolio.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	$ 27,079,527	$ 12,294,136	$ -	$ 39,373,663
Total Capital Assets, Not Being Depreciated	27,079,527	12,294,136	-	39,373,663
Capital Assets, Being Depreciated:				
Streets	2,542,371	-	-	2,542,371
Parks	2,638,235	-	-	2,638,235
Total Capital Assets, Being Depreciated	5,180,606	-	-	5,180,606
Less Accumulated Depreciation for:				
Streets	(932,206)	(84,746)	-	(1,016,952)
Parks	(953,431)	(87,941)	-	(1,041,372)
Total Accumulated Depreciation	(1,885,637)	(172,687)	-	(2,058,324)
Total Capital Assets, Being Depreciated, Net	3,294,969	(172,687)	-	3,122,282
Governmental Activities Capital Assets, Net	$ 30,374,496	$ 12,121,449	$ -	$ 42,495,945

Depreciation expense was charged for functions/programs of the District as follows:

General Government	$ 172,687
Total Depreciation Expense - Governmental Activities	$ 172,687

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025.

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Other Debts:					
Developer Advance - Capital	$ 6,779,835	$ 11,653,704	$ 2,813,942	$ 15,619,597	$ -
Accrued Interest on:					
Developer Advance - Capital	158,288	1,093,171	162,746	1,088,713	-
Subtotal Other Debts	6,938,123	12,746,875	2,976,688	16,708,310	-
Total Long-Term Obligations	$ 6,938,123	$ 12,746,875	$ 2,976,688	$ 16,708,310	$ -

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization Limit

The Districts were organized to provide services to the same service area pursuant to their respective Service Plans. The Districts, in aggregate, are limited in their ability to issue debt, as set forth in the respective Service Plans, to a total amount of $142,000,000 (the Service Plan Debt Issuance Limit). With the prior written approval by the Manager of Finance of the City and County of Denver, the Districts may exceed the Service Plan Debt Issuance Limit by an amount not to exceed $5,000,000. In no event is the District authorized to issue debt, which in the aggregate with the debt issued by District No. 2 and District No. 3, is in excess of the Service Plan Debt Issuance Limit. Of the $142,000,000 in Service Plan Debt Issuance Limit, the Districts have issued the following debt to date: the District has issued $7,191,918, District No. 2 has issued $35,028,610, and District No. 3 has issued $32,265,000, for a total of $74,485,528 (Aggregate Issuance). Therefore, the amount of debt authorization remaining within the Service Plan Debt Issuance Limit for the Districts combined is $67,514,472 (Remaining Service Plan Authority).

Service Plan Debt Issuance Limit		Aggregate Issuance		Remaining Service Plan Authority
$142,000,000	-	$74,485,528	=	$67,514,472

In the future, the Districts may issue a portion or all of the Remaining Service Plan Authority for purposes of providing public improvements to support development as it occurs within the Districts' service area.

Any increase in the debt limit issuance of debt over the Service Plan Debt Issuance Limit will be considered a material modification of the Service Plan which would require approval from the City and County of Denver.

NOTE 6 DISTRICT AGREEMENTS

Memorandum of Understanding

A Memorandum of Understanding was entered into on October 29, 2010, and amended on August 22, 2016, by and among the District, District No. 2 and District No. 3 (MOU). The MOU acknowledges that District No. 1 shall provide for the financing, construction, design, operation, and maintenance of the Improvements, as well as the overall administration of the Districts and further acknowledges that the District has the authority to enter into agreement(s) and other obligations with the developer of the Property, Denargo Market Development, LLC (the Original Developer) to provide for the financing of such services. The First Amendment to MOU acknowledges District No. 2 will issue debt to repay the Note issued by the Original Developer (which has since been paid off) and District No. 2 and District No. 3 (at such time as it has real property within its boundaries) will impose an operation mill levy to fund the Districts' services provided by the District. The First Amendment to MOU acknowledges that the Districts will enter into an IGA detailing such services (District IGA).

The First Amendment to MOU also provides that the District IGA shall provide for District No. 2 and District No. 3 to remit revenues to the District for all costs incurred by the District pursuant to the First Amendment to MOU based on an allocable basis to be set forth in the District IGA. The District IGA also provides for the District and District No. 3 to reimburse District No. 2 for any debt issued by District No. 2 for public improvements based on an allocable basis to be set forth in the District IGA.

During the year ended December 31, 2025, District No. 2 transferred a total of $538,811 and District No. 3 transferred a total of $152,878 to the District, representing property and specific ownership taxes collected by District No. 2 and District No. 3.

NOTE 7 NET POSITION

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

Investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets, if any. As of December 31, 2025, the District had investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	$ 26,876,348
Net Investment in Capital Assets	$ 26,876,348

NOTE 7 NET POSITION (CONTINUED)

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2024, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 22,100
Total Restricted Net Position	$ 22,100

NOTE 8 RELATED PARTY

Some members of the Board of Directors of the District may be or have been employees, consultants, owners of, or otherwise associated with the prior developer of the property located within the Districts, JV Denargo LLC (Prior Developer), or the current developer of the property located within the Districts, JV LoDo Denargo LLC (Developer) and may have conflicts of interest in dealing with the District. Specific details of transactions with the Prior Developer and the Developer regarding advances and debt are described elsewhere in these footnotes.

2022-2025 Operation Funding Agreement

On October 11, 2022, the District and the Prior Developer entered into the 2022-2025 Operation Funding Agreement (OFA). Pursuant to the OFA, the Prior Developer agreed to advance funds (Developer Advance) up to $100,000 towards the District's operations, maintenance and administrative expenses incurred for fiscal years 2022 through 2025. Simple interest shall accrue on each Developer Advance from the date of deposit into the District's account or from the date of direct payment by the Prior Developer, until paid in full, at the rate of 8% per annum. Developer's obligation to make any Developer Advances expires on December 31, 2025. Any Developer Advance not reimbursed by the District to the Prior Developer by December 31, 2062 shall be deemed to be forever discharged and satisfied in full. As of December 31, 2025 there were no amounts outstanding under the OFA.

NOTE 8 RELATED PARTY (CONTINUED)

2022-2025 Facilities Funding and Acquisition Agreement

On January 29, 2024, the District and the Developer entered into the 2022-2025 Facilities Funding and Acquisition Agreement, as amended on November 12, 2024 and December 2, 2025 (FFAA). Pursuant to the FFAA, the Developer agreed to fund up to $56,000,000 towards Construction Related Expenses, including Improvements (both as defined in the FFAA). The Developer shall provide certain documents and materials to the District as set forth in the FFAA before requesting that any Improvements be acquired by the District. Simple interest shall accrue on Prior Advances (as defined in the FFAA) and Construction Related Expenses at the rate of 8% per annum from the date of deposit into the District's account until paid in full. Payments by the District to the Developer shall credit first against accrued and unpaid interest and then to the principal amount due. The Developer's obligation to pay any Construction Related Expenses expires on December 31, 2026. Any Construction Related Expenses not reimbursed by the District to Developer by December 31, 2065 shall be deemed to be forever discharged and satisfied in full. As of December 31, 2025, the outstanding advances totaled $15,619,597 and accrued interest totaled $1,088,713.

Project Management Service Agreement

On March 20, 2024, the District and the Developer entered into the Project Management Agreement. Under the terms of the Project Management Agreement, the District retained the Developer as the Project Manager (Project Manager) to plan and coordinate the construction and installation of improvements (Project Management Agreement). The Project Manager will provide, and has provided since 2019 without compensation (Prior Work), management services relating to the planning, design, construction and installation of improvements and obtaining municipal approvals for improvements. In exchange for these services the District will compensate the Project Manager 8% of the total cost of the Improvements (Project Manager Fee), which is $4,446,941 (Fee) incurred in connection with the construction and installation of the Improvements, as defined in the Project Management Agreement. By letter dated March 19, 2024, Schedio Group LLC, an independent engineering firm, verified that the Project Manager Fee is fair and reasonable.

Pursuant to the Project Management Agreement, the District agreed to pay the Project Manager an initial payment of $2,223,470 for such Prior Work, which shall be subtracted from the Fee and agreed to pay the remainder of the Fee ($2,223,471) minus a 10% holdback ($222,347) equaling $2,001,124 (Remainder Fee) until Substantial Completion (as defined in the Project Manager's GMP contract with the contractor). The Project Manager shall invoice the District the Remainder Fee by prorating it on a monthly basis through the contractual completion dates associated with the Improvements. The Project Management Agreement shall expire upon satisfactory completion of the management services and payment of all compensation owed by the District to the Project Manager. As of December 31, 2025, the District has paid $4,224,594 in project management fees.

NOTE 8 RELATED PARTY (CONTINUED)

Amended and Restated Denargo Market Development Agreement

On October 23, 2024, the District, City and County of Denver, Prior Developer, and Developer entered into the Amended and Restated Denargo Market Development Agreement recorded with the City Clerk on November 7, 2024 at Reception No. 2024103775 (Development Agreement). The Development Agreement sets forth, among other things, the requirements for ownership and maintenance of the parks and open space and contemplates a future separate funding agreement (described below as the Denargo Market Cost Sharing and Funding Agreement) for the City's contribution of funds for the cost of construction of the Riverfront Open Space and Promenade Extension Improvements, as defined therein.

Denargo Market Cost Sharing and Funding Agreement

Effective as of October 2, 2024, the District, City and County of Denver, and the Developer entered into the Denargo Market Cost Sharing and Funding Agreement, as amended on March 20, 2026 (CSA). The CSA sets forth the funding and cost sharing obligations for the Riverfront Open Space and Promenade Extension Improvements, as defined in the Development Agreement and referred to in the CSA as the Cost Sharing Improvements. The CSA anticipates the parties addressing the long-term maintenance of the Cost Sharing Improvements by separate agreement or other agreed upon arrangement and in the absence of such separate agreement or understanding, the CSA states that each party to the CSA shall be responsible for maintenance of improvements located on its respective property.

NOTE 9 INTERFUND AND OPERATING TRANSFERS

The transfer from the General Fund to Capital Projects Fund was due to insufficient funds in the Capital Projects Fund to pay all capital invoices.

NOTE 10 RISK MANAGEMENT

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

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

NOTE 10 RISK MANAGEMENT (CONTINUED)

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

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

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

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.

On May 4, 2010 and May 6, 2014, the voters approved the District to increase property taxes $3,000,000 annually for the purpose of paying the District's operations and maintenance expenses and $6,000,000 (up to 10 mills) for paying the costs associated with regional improvements as required by the City, without regard to any spending, revenue raising or other limitation contained within Article X, Section 20 of the Colorado Constitution or any other property tax limitation or law.

Additionally, the voters authorized the District to collect, retain and spend all revenues received by the District during 2011 and all subsequent years as voter-approved revenue changes without regard to any spending, revenue raising or other limitation.

On May 2, 2023, the voters approved the District to increase property taxes $5,000,000 annually for the purpose of paying the District's operations, maintenance and capital expenses without limitation as to rate or amount and $6,000,000 annually up to 15 mills, provided that such mill levy rate may be adjusted by the Board of Directors to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation occurring after March 8, 2010 so that, to the extent possible, the actual revenues generated by such mill levy are neither diminished nor enhanced as a result of such changes, for the purpose of paying costs associated with the regional infrastructure improvements as required by the City, without regard to any spending, revenue raising or other limitation contained within Article X, Section 20 of the Colorado Constitution or any other property tax limitation or law.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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

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 and qualification as an Enterprise will require judicial interpretation.

SUPPLEMENTARY INFORMATION

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Other Revenue	$ 197,862	$ -	$ (197,862)
IGA Revenue - District No. 3	21,841,800	-	(21,841,800)
Total Revenues	22,039,662	-	(22,039,662)
EXPENDITURES			
Accounting	15,000	-	15,000
Engineering	50,000	14,906	35,094
Legal	15,000	-	15,000
Capital Outlay	49,629,138	11,662,202	37,966,936
Developer Advance - Interest Expense	-	162,746	(162,746)
Project Management Fee	3,593,000	631,934	2,961,066
Contingency	197,862	-	197,862
Total Expenditures	53,500,000	12,471,788	41,028,212
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(31,460,338)	(12,471,788)	18,988,550
OTHER FINANCING SOURCES (USES)			
Developer Advance	30,000,000	11,653,704	(18,346,296)
Repay Developer Advance	-	(2,813,942)	(2,813,942)
Transfers From Other Funds	-	24,262	24,262
Total Other Financing Sources (Uses)	30,000,000	8,864,024	(21,135,976)
NET CHANGE IN FUND BALANCE	(1,460,338)	(3,607,764)	(2,147,426)
Fund Balance - Beginning of Year	1,460,338	2,865,852	1,405,514
FUND BALANCE - END OF YEAR	$ -	$ (741,912)	$ (741,912)