

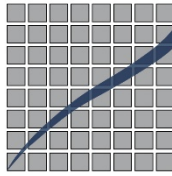
**25 COMMERCE PARK METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

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YEAR ENDED DECEMBER 31, 2025**

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BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors and Management
25 Commerce Park Metropolitan District
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of 25 Commerce Park Metropolitan District ("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, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

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

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

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

BiggsKofford LLP

Colorado Springs, Colorado
July 16, 2026

BASIC FINANCIAL STATEMENTS

**25 COMMERCE PARK METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 552
Cash and Investments - Restricted	16,053
Prepaid Insurance	2,831
TIF Receivable	183
Receivable from County Treasurer	1
Property Tax Receivable	6,701
Capital Assets:	
Capital Assets Not Being Depreciated	<u>8,828,938</u>
Total Assets	<u>8,855,259</u>
LIABILITIES	
Accounts Payable	15,849
Accrued Interest	46,634
Noncurrent Liabilities:	
Due in More Than One Year	<u>9,918,290</u>
Total Liabilities	<u>9,980,773</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>6,701</u>
Total Deferred Inflows of Resources	<u>6,701</u>
NET POSITION	
Restricted for:	
Emergency Reserve	100
Unrestricted	<u>(1,132,315)</u>
Total Net Position	<u><u>\$ (1,132,215)</u></u>

See accompanying Notes to Basic Financial Statements.

25 COMMERCE PARK METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 73,655	\$ -	\$ -	\$ -	\$ (73,655)
Interest on Long-Term Debt and Related Costs	541,728	-	-	-	(541,728)
Total Governmental Activities	<u>\$ 615,383</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(615,383)
GENERAL REVENUES					
Property Taxes					2
Specific Ownership Taxes					9
Interest Income					47,805
TIF Revenue					183
Total General Revenues					<u>47,999</u>
CHANGES IN NET POSITION					(567,384)
Net Position - Beginning of Year					<u>(564,831)</u>
NET POSITION - END OF YEAR					<u>\$ (1,132,215)</u>

See accompanying Notes to Basic Financial Statements.

**25 COMMERCE PARK METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 433	\$ -	\$ 119	\$ 552
Cash and Investments - Restricted	100	660	15,293	16,053
Receivable from County Treasurer	-	1	-	1
TIF Receivable	30	153	-	183
Due from Other Funds	-	-	2,990	2,990
Prepaid Insurance	2,831	-	-	2,831
Property Tax Receivable	1,058	5,643	-	6,701
Total Assets	<u>\$ 4,452</u>	<u>\$ 6,457</u>	<u>\$ 18,402</u>	<u>\$ 29,311</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 12,740	\$ -	\$ 3,109	\$ 15,849
Due to Other Funds	-	2,990	-	2,990
Total Liabilities	12,740	2,990	3,109	18,839
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	1,058	5,643	-	6,701
Total Deferred Inflows of Resources	1,058	5,643	-	6,701
FUND BALANCES				
Prepaid Expense	2,831	-	-	2,831
Restricted for:				
Emergency Reserves	100	-	-	100
Debt Service	-	(2,176)	-	(2,176)
Capital Projects	-	-	15,293	15,293
Unassigned	(12,277)	-	-	(12,277)
Total Fund Balances	<u>(9,346)</u>	<u>(2,176)</u>	<u>15,293</u>	<u>3,771</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 4,452</u>	<u>\$ 6,457</u>	<u>\$ 18,402</u>	

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.

8,828,938

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued Interest

(46,634)

Loans Payable

(8,500,000)

Developer Advance Payable

(1,418,290)

Net Position of Governmental Activities

\$ (1,132,215)

See accompanying Notes to Basic Financial Statements.

**25 COMMERCE PARK METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ -	\$ 2	\$ -	\$ 2
Specific Ownership Taxes	-	9	-	9
Interest Income	-	13,205	34,600	47,805
TIF Revenue	30	153	-	183
Total Revenues	30	13,369	34,600	47,999
EXPENDITURES				
Current:				
Accounting	32,561	-	-	32,561
Auditing	6,250	-	-	6,250
Banking Fees	161	-	-	161
Dues and Membership	372	-	-	372
Election	1,607	-	-	1,607
Engineering	-	-	13,310	13,310
Insurance	2,795	-	-	2,795
Landscaping	1,470	-	-	1,470
Legal	10,932	-	2,597	13,529
Website	1,600	-	-	1,600
Debt Service:				
Loan Interest	-	448,296	-	448,296
Paying Agent Fees	-	3,000	-	3,000
Capital Projects:				
Capital Outlay	-	-	4,930,365	4,930,365
Total Expenditures	57,748	451,296	4,946,272	5,455,316
EXCESS OF REVENUES UNDER EXPENDITURES	(57,718)	(437,927)	(4,911,672)	(5,407,317)
OTHER FINANCING SOURCES (USES)				
Developer Advance	43,694	-	4,940,320	4,984,014
Repay Developer Advance	-	-	(3,705,904)	(3,705,904)
Total Other Financing Sources	43,694	-	1,234,416	1,278,110
NET CHANGE IN FUND BALANCES	(14,024)	(437,927)	(3,677,256)	(4,129,207)
Fund Balances - Beginning of Year	4,678	435,751	3,692,549	4,132,978
FUND BALANCES - END OF YEAR	<u>\$ (9,346)</u>	<u>\$ (2,176)</u>	<u>\$ 15,293</u>	<u>\$ 3,771</u>

See accompanying Notes to Basic Financial Statements.

**25 COMMERCE PARK METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ (4,129,207)
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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	4,930,365
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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	(4,984,014)
Repay Developer Advance	3,705,904

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	(8,559)
Accrued Interest Payable Developer Advance - Change in Liability	(81,873)

Changes in Net Position of Governmental Activities	<u>\$ (567,384)</u>
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**25 COMMERCE PARK METROPOLITAN DISTRICT
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Other Revenue	\$ 13,350	\$ -	\$ (13,350)
TIF Revenue	30	30	-
Total Revenues	<u>13,380</u>	<u>30</u>	<u>(13,350)</u>
EXPENDITURES			
Accounting	30,000	32,561	(2,561)
Auditing	7,000	6,250	750
Banking Fees	50	161	(111)
Contingency	13,350	-	13,350
Property Management	24,000	-	24,000
Dues and Membership	500	372	128
Election	5,000	1,607	3,393
Insurance	3,000	2,795	205
Landscaping	2,000	1,470	530
Legal	40,000	10,932	29,068
Repairs And Maintenance	600	-	600
Snow Removal	500	-	500
Website	1,000	1,600	(600)
Total Expenditures	<u>127,000</u>	<u>57,748</u>	<u>69,252</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(113,620)	(57,718)	55,902
OTHER FINANCING SOURCES (USES)			
Developer Advance	110,915	43,694	(67,221)
Total Other Financing Sources (Uses)	<u>110,915</u>	<u>43,694</u>	<u>(67,221)</u>
NET CHANGE IN FUND BALANCE	(2,705)	(14,024)	(11,319)
Fund Balance - Beginning of Year	<u>3,205</u>	<u>4,678</u>	<u>1,473</u>
FUND BALANCE - END OF YEAR	<u>\$ 500</u>	<u>\$ (9,346)</u>	<u>\$ (9,846)</u>

See accompanying Notes to Basic Financial Statements.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

25 Commerce Park Metropolitan District (the District) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Thornton (the City), County of Adams, Colorado, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized by order and decree of the District Court on November 20, 2023.

The District was organized to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements, and operation and maintenance of the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental 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 has no employees, and all operations and administrative functions are contracted.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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 specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

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

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year 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.

Property Taxes

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

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

Capital Assets

Capital assets, which include infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the 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. 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.

25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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.

Deferred Inflow of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

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.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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.

Deficits

The General Fund and Debt Service Fund reported a deficit in the fund financial statements as of December 31, 2025. The deficits will be eliminated with the receipt of property taxes.

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.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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	\$ 552
Cash and Investments - Restricted	16,053
Total Cash and Investments	<u>\$ 16,605</u>

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

Deposits with Financial Institutions	\$ 652
Investments	15,953
Total Cash and Investments	<u>\$ 16,605</u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank and carrying balance of \$652.

Investments

The District has adopted a formal investment policy to follow the state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in 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.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Morgan Stanley Liquid Government Money	Weighted-Average	
Market Trust (Zions)	Under 60 Days	\$ 15,953
Total		<u>\$ 15,953</u>

Morgan Stanley Liquid Government Money Market

The debt service money that is included in the trust accounts at Zions Bank (a division of Zions Bancorporation, NA.) is invested in the Morgan Stanley Liquid Government Portfolio Advisor Class Money Market. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 180 days or less and repurchase agreements collateralized by U.S. Treasury obligations. The Fund is rated AAAM by Standard & Poor's, AAA-mf by Moodys, and AAAMmf by Fitch.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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	\$ 3,898,573	\$ 4,930,365	\$ -	\$ 8,828,938
Total Capital Assets, Not Being Depreciated	3,898,573	4,930,365	-	8,828,938
Governmental Activities Capital Assets, Net	<u>\$ 3,898,573</u>	<u>\$ 4,930,365</u>	<u>\$ -</u>	<u>\$ 8,828,938</u>

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Notes/Loans/Bonds from Direct Borrowings and Direct Placements:					
Series 2024 Loan Payable	\$ 8,500,000	\$ -	\$ -	\$ 8,500,000	\$ -
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	8,500,000	-	-	8,500,000	-
Other Debts:					
Developer Advance - Operating	53,522	43,694	-	97,216	-
Developer Advance - Capital	-	4,940,320	3,705,904	1,234,416	-
Accrued Interest on:					
Developer Advance - Operating	1,289	5,298	-	6,587	-
Developer Advance - Capital	3,496	76,575	-	80,071	-
Subtotal Other Debts	<u>58,307</u>	<u>5,065,887</u>	<u>3,705,904</u>	<u>1,418,290</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 8,558,307</u>	<u>\$ 5,065,887</u>	<u>\$ 3,705,904</u>	<u>\$ 9,918,290</u>	<u>\$ -</u>

The details of the District's long-term obligations are as follows:

Limited Tax General Obligation Loan, Series 2024

On August 7, 2024, the District entered into a Loan Agreement with Zions Bancorporation, N.A. d/b/a Vectra Bank Colorado (the Bank) pertaining to a loan in the amount of \$8,500,000 (2024 Loan). The proceeds from the 2024 Loan were used to (i) finance certain improvement and facilities; and (ii) pay the costs of issuing the 2024 Loan.

Prior to the first Interest Reset Date, the Base Rate will be 5.3016%. The Interest rate will Reset on December 1, 2031, and every five-year anniversary thereafter until the 2024 Loan is repaid in full, as defined in the agreement. The 2024 Loan matures on December 1, 2054.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Loan, Series 2024 (Continued)

Interest payments are due on June 1 and December 1 of each year, commencing December 1, 2024. All interest due and payable shall be calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period. Interest not paid when due shall remain outstanding at the then-applicable interest rate but shall not compound.

Prior to the time when the Debt to Assessed Ratio is 50% or less (Conversion Date), the Required Mill Levy means an ad valorem mill levy imposed on all taxable property of the District each year in an amount sufficient when combined with moneys held in the Loan Payment Fund, to pay the annual debt requirements for the next fiscal year, but not in excess of 50 mills (subject to adjustment).

On and after the Conversion Date, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to generate property tax revenues of not less than the Annual Debt Requirements for the next Fiscal Year and in amounts sufficient to make such payments when due, but not in excess of 99 mills, regardless of any subsequent increase in the Debt to Assessed Ratio.

Pledged Revenues

The Loan is secured by and payable solely from and to the extent of "Pledged Revenue," which means the moneys derived by the District from the following sources: (a) Required Mill Levy; (b) the District Revenues, as and to the extent received by the District; (c) the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy; and (d) any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue.

Events of Default

The events of default occur if the District, the District fails or refuses to impose the Required Mill Levy, or to transfer or cause the transfer of the Pledged Revenues to the Custodian, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the loan agreement.

Remedies for Events of Default

In addition to the application of the Default Rate in accordance with the terms hereof, upon the occurrence and during the continuance of any Event of Default, the Bank at its option, may do any one or more of the following: (a) exercise any and all remedies available under the Custodial Agreement; or (b) proceed by mandamus or any other suit, or take any other action or remedy available under the other Financing Documents or any other document, or at law or in equity.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Loan, Series 2024 (Continued)

Optional Prepayment/Redemption

Prior to December 1, 2029, the District may prepay all or any part of the principal of the Loan upon payment to the Bank of the principal amount so prepaid and accrued interest thereon to the prepayment date, with a prepayment fee of 3% of the principal amount so prepaid (the "Prepayment Fee"). On and after December 1, 2029, the District may prepay all or any part of the principal of the Loan upon payment to the Bank of the principal amount so prepaid and accrued interest thereon to the prepayment date, without a Prepayment Fee.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 456,895	\$ 456,895
2027	60,000	456,895	516,895
2028	75,000	454,913	529,913
2029	90,000	449,638	539,638
2030	105,000	444,801	549,801
2031-2035	700,000	2,192,211	2,892,211
2036-2040	1,090,000	1,973,689	3,063,689
2041-2045	1,595,000	1,614,925	3,209,925
2046-2050	2,305,000	1,096,924	3,401,924
2051-2054	2,480,000	355,229	2,835,229
Total	<u>\$ 8,500,000</u>	<u>\$ 9,496,120</u>	<u>\$ 17,996,120</u>

Authorized Debt

On November 7, 2023, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$189,360,000 for general obligation bonds at an interest rate equal to, lower or higher than the interest rate on the refunded debt per annum.

Per the Amended and Restated Service Plan dated July 23, 2024, the District is limited to issuing \$12,264,000 in debt. In addition, the maximum debt service mill levy for the District is 50 mills; provided, however, once any or all of the principal amount of any outstanding bonds is less than 50% of the assessed valuation of the property within the District, the maximum mill levy will no longer apply with respect to those outstanding bonds. The maximum debt service mill levy is also subject to adjustment based on any change in law, change in method of calculation, or changes in the ratio of actual value to assessed value of property within the District.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position include 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, 2025 as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 100
Total Restricted Net Position	<u>\$ 100</u>

The District has a deficit in unrestricted net position. This deficit amount is the result of the District being responsible for the financing and repayment of loans issued for the construction of public improvements which will be dedicated to other governmental entities and which costs will be removed from the District's financial records.

NOTE 7 RELATED PARTIES

The primary developer of vacant property within the District is RG Commerce Park LLC (the Developer), a Delaware limited liability company. All members of the Board of Directors of the District are affiliated with the Developer, and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts of interest, if any, have been disclosed.

NOTE 8 AGREEMENTS

Funding and Reimbursement Agreement – Operations and Maintenance

The District and the Developer entered into a Funding & Reimbursement Agreement (FRA) dated December 12, 2023. Pursuant to the FRA, the Developer agrees to advance funds to the District for operations and maintenance expenses up to but not to exceed the aggregate of \$50,000 per annum (the "Annual Loan Cap") for two years, up to \$100,000 in the aggregate (as the same may be subsequently increased as set forth below, or by agreement of the Parties and execution of a supplement or addendum to this Agreement) (the "Maximum Loan Amount"). These funds shall be advanced to the District in one or a series of installments and shall be available to the District through December 31, 2025 (the "Loan Obligation Termination Date"). Thereafter, the Loan Obligation Termination Date will automatically extend for additional one (1) year terms (i) unless the Developer provides written notice to the District of termination at least thirty (30) days prior to December 31 of each year or (ii) the Parties mutually agree to terminate. Upon each automatic one (1) year extension of the Loan Obligation Termination Date, the Developer agrees to advance the District one or more sums of money up to the Annual Loan Cap, and the Maximum Loan Amount shall be automatically increased upon each one (1) year extension by the Annual Loan Cap. The District has agreed to reimburse the Developer for funds advanced under the

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 AGREEMENTS (CONTINUED)

Funding and Reimbursement Agreement – Operations and Maintenance (Continued)

OFA. Simple interest shall accrue from the date any such advance is made at the rate published by Municipal Market Data (MMD) “AAA” General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv + 325bps. The District’s obligations under the agreement will terminate on December 12, 2043 (twenty years from the effective date), any amounts due and owing under this agreement as of December 31, 2043 shall be deemed forever discharged and deemed a contribution by the Developer. As of December 31, 2025, outstanding advances under this agreement totaled \$97,216 in principal and \$6,587 in interest.

Infrastructure Acquisition and Reimbursement Agreement

The District and the Developer entered into Infrastructure Acquisition and Reimbursement Agreement (IARA) dated December 12, 2023. Pursuant to the IARA, the Developer agrees to design, construct and complete certain District Improvements (defined therein) in full conformance with the design standards and specifications established and in use by the District as well as plans approved by the City, and the District is required to acquire any District Improvements constructed in conformance with the agreements and to reimburse the Developer for the verified costs of such District Improvements. The District has agreed to reimburse the Developer for funds advanced under the IARA. Simple interest shall accrue from the date any such advance is made at the rate published by Municipal Market Data (MMD) “AAA” General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv + 325bps. The IARA shall terminate at the earlier of the repayment in full of the Certified District Eligible Costs or at the date of the Maximum Repayment Term, 20 years from the date of Certified District Eligible Costs not converted to Reimbursement Obligations, as defined in the agreement. As of December 31, 2025, outstanding advances under this agreement totaled \$1,234,416 in principal and \$80,071 in interest.

Reimbursement Agreement

The District, the Developer and Confluent Development, LLC (Seller) entered into Reimbursement Agreement (the Reimbursement Agreement) dated December 12, 2023. Pursuant to the Reimbursement Agreement, the Seller acknowledges that it has incurred capital costs associated with the organization and development of the District, which the District agrees are eligible for reimbursement. Simple interest shall accrue from the date any such advance is deposited into the District’s account or from the direct payment by the Developer, at the rate published by Municipal Market Data (MMD) “AAA” General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv + 325bps. The District’s obligations under the Reimbursement Agreement shall terminate at the repayment in full of the Certified District Eligible Costs or twenty (20) years from the execution of the Reimbursement Agreement. As of December 31, 2025, outstanding advances under this agreement totaled \$0 in principal and \$0 in interest.

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 AGREEMENTS (CONTINUED)

IGA – City of Thornton

In conjunction with the Amended and Restated Service Plan, the District and the City of Thornton (City) entered into an Amended and Restated Intergovernmental Agreement dated July 23, 2024. The agreement documents certain covenant and agreements between the District and the City as set forth and required by the Service Plan.

Intergovernmental Cooperation Agreement – Thornton Development Authority

The District and the Thornton Development Authority (TDA) entered into an Intergovernmental Cooperation Agreement regarding Tax Increment Revenues derived from the District's Mill Levy on February 13, 2023 (ICA). Pursuant to the agreement, the District and TDA desire to cooperate on Public Improvements and to assure that taxes levied by the District are made available to the District for purposes of implementing the District's Service Plan. In consideration of the District providing certain Improvements and services, TDA agrees to provide Tax Increment Revenues (not otherwise pledged) to an amount equal to the portion of revenues which it receives as a result of Tax Increment Revenues which are attributable to the District's current and future levy of ad valorem taxes on real and personal taxable property within the District. For year ended December 31, 2025, there was \$183 received under this agreement.

NOTE 9 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

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 acts of God.

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

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

**25 COMMERCE PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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.

On November 7, 2023, the District's voters approved an annual increase in taxes of \$5,000,000 for general operations and maintenance without limitation of rate. This election allows the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

Annual operating revenue is limited to a 5.25% increase (10.5% increase over a two-year period), such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

**25 COMMERCE PARK METROPOLITAN DISTRICT
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 2	\$ 2	\$ 2	\$ -
Specific Ownership Taxes	8	8	9	1
Interest Income	15,000	30,000	13,205	(16,795)
TIF Revenue	151	151	153	2
Total Revenues	15,161	30,161	13,369	(16,792)
EXPENDITURES				
Paying Agent Fees	5,500	3,000	3,000	-
Loan Interest	362,000	450,000	448,296	1,704
Contingency	2,500	12,000	-	12,000
Total Expenditures	370,000	465,000	451,296	13,704
NET CHANGE IN FUND BALANCE	(354,839)	(434,839)	(437,927)	(3,088)
Fund Balance - Beginning of Year	405,095	435,751	435,751	-
FUND BALANCE - END OF YEAR	<u>\$ 50,256</u>	<u>\$ 912</u>	<u>\$ (2,176)</u>	<u>\$ (3,088)</u>

**25 COMMERCE PARK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 73,000	\$ 34,600	\$ (38,400)
Other Revenue	65,614	-	(65,614)
Total Revenues	<u>138,614</u>	<u>34,600</u>	<u>(104,014)</u>
EXPENDITURES			
Accounting	10,000	-	10,000
Engineering	50,000	13,310	36,690
Legal	20,000	2,597	17,403
Capital Outlay	4,742,193	4,930,365	(188,172)
Contingency	65,614	-	65,614
Total Expenditures	<u>4,887,807</u>	<u>4,946,272</u>	<u>(58,465)</u>
EXCESS OF REVENUES UNDER EXPENDITURES	(4,749,193)	(4,911,672)	(162,479)
OTHER FINANCING SOURCES (USES)			
Developer Advance	4,742,193	4,940,320	198,127
Repay Developer Advance	<u>(4,662,193)</u>	<u>(3,705,904)</u>	<u>956,289</u>
Total Other Financing Sources	<u>80,000</u>	<u>1,234,416</u>	<u>1,154,416</u>
NET CHANGE IN FUND BALANCE	(4,669,193)	(3,677,256)	991,937
Fund Balance - Beginning of Year	<u>4,669,193</u>	<u>3,692,549</u>	<u>(976,644)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 15,293</u>	<u>\$ 15,293</u>

OTHER INFORMATION

25 COMMERCE PARK METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Principal and Interest Maturing in the Year Ending December 31,	\$8,500,000 Limited Tax General Obligation Loan Series 2024 7 Year Fixed Rate - 5.3016% Dated August 7, 2024 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	\$ -	\$ 456,895	\$ 456,895
2027	60,000	456,895	516,895
2028	75,000	454,913	529,913
2029	90,000	449,638	539,638
2030	105,000	444,801	549,801
2031	110,000	439,157	549,157
2032	130,000	450,688	580,688
2033	140,000	442,208	582,208
2034	155,000	434,401	589,401
2035	165,000	425,757	590,757
2036	185,000	417,698	602,698
2037	195,000	406,240	601,240
2038	220,000	395,366	615,366
2039	230,000	383,098	613,098
2040	260,000	371,287	631,287
2041	270,000	355,774	625,774
2042	300,000	340,717	640,717
2043	315,000	323,988	638,988
2044	345,000	307,262	652,262
2045	365,000	287,184	652,184
2046	400,000	266,830	666,830
2047	420,000	244,525	664,525
2048	460,000	221,710	681,710
2049	485,000	195,452	680,452
2050	540,000	168,407	708,407
2051	570,000	138,294	708,294
2052	605,000	106,801	711,801
2053	635,000	72,772	707,772
2054	670,000	37,362	707,362
Total	<u>\$ 8,500,000</u>	<u>\$ 9,496,120</u>	<u>\$ 17,996,120</u>

**25 COMMERCE PARK METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025**

	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2024	\$ 18	0.0%	-	-	-	\$ -	\$ -	- %
2025	32	44.0%	10.212	51.063	61.275	2	2	100.00 %
Estimated for Year Ending December 31, 2026	176,353	551003.1%	6.000	32.000	38.000	6,701		

Note:

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

Source: Adams County Assessor and Treasurer.