INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
El Paso County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Interquest South Business Improvement District
El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Interquest South Business Improvement 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
March 13, 2026

BASIC FINANCIAL STATEMENTS

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 229,394
Cash and Investments - Restricted	810,437
Accounts Receivable	2,874
Prepaid Insurance	2,113
PIF Receivable	51,614
Receivable from County Treasurer	1,648
Property Tax Receivable	240,661
Capital Assets, Not Being Depreciated	865,977
Capital Assets, Net	1,947,799
Total Assets	4,152,517
LIABILITIES	
Accounts Payable	16,606
Accrued Interest	15,029
Noncurrent Liabilities:	
Due Within One Year	75,000
Due in More Than One Year	4,495,473
Total Liabilities	4,602,108
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	240,661
Total Deferred Inflows of Resources	240,661
NET POSITION	
Net Investment in Capital Assets	(247,878)
Restricted for:	
Emergency Reserve	2,100
Debt Service	544,922
Unrestricted	(989,396)
Total Net Position	$ (690,252)

See accompanying Notes to Basic Financial Statements.

INTERQUEST SOUTH BUSINESS IMPROVEMENT 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	$ 335,525	$ -	$ -	$ -	$ (335,525)
Interest on Long-Term Debt and Related Costs	189,433	-	-	-	(189,433)
Total Governmental Activities	$ 524,958	$ -	$ -	$ -	(524,958)
	GENERAL REVENUES				
	Property Taxes				215,235
	Specific Ownership Taxes				20,679
	Interest Income				45,704
	Reimbursed Expenditures				2,874
	PIF Revenue				381,657
	Total General Revenues and Transfers				666,149
	CHANGES IN NET POSITION				141,191
	Net Position - Beginning of Year				(831,443)
	NET POSITION - END OF YEAR				$ (690,252)

See accompanying Notes to Basic Financial Statements.

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 229,394	$ -	$ 229,394
Cash and Investments - Restricted	2,100	808,337	810,437
Receivable from County Treasurer	1,648	-	1,648
Accounts Receivable	2,874	-	2,874
PIF Receivable	-	51,614	51,614
Prepaid Insurance	2,113	-	2,113
Property Tax Receivable	40,110	200,551	240,661
Total Assets	$ 278,239	$ 1,060,502	$ 1,338,741
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 16,606	$ -	$ 16,606
Total Liabilities	16,606	-	16,606
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	40,110	200,551	240,661
Total Deferred Inflows of Resources	40,110	200,551	240,661
FUND BALANCES			
Nonspendable:			
Prepaid Expense	2,113	-	2,113
Restricted for:			
Emergency Reserves	2,100	-	2,100
Debt Service	-	859,951	859,951
Unassigned	217,310	-	217,310
Total Fund Balances	221,523	859,951	1,081,474
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 278,239	$ 1,060,502	
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.			
Capital Assets, Not Being Depreciated			865,977
Capital Assets, Net			1,947,799
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Bonds Payable			(3,650,000)
Accrued Interest Payable - Bonds			(15,029)
Accrued Interest Payable - Developer Advances			(329,933)
Developer Advance Payable			(590,540)
Net Position of Governmental Activities			$ (690,252)

See accompanying Notes to Basic Financial Statements.

INTERQUEST SOUTH BUSINESS IMPROVEMENT 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	$ 35,873	$ 179,362	$ -	$ 215,235
Specific Ownership Taxes	20,679	-	-	20,679
Interest Income	11,212	34,492	-	45,704
Reimbursed Expenditures	2,874	-	-	2,874
PIF Revenue	-	381,657	-	381,657
Total Revenues	70,638	595,511	-	666,149
EXPENDITURES				
Current:				
Accounting	35,936	-	-	35,936
Auditing	5,500	-	-	5,500
Banking Fees	1,086	-	-	1,086
County Treasurer's Fee	539	2,696	-	3,235
District Management	24,184	-	-	24,184
Dues And Membership	1,810	-	-	1,810
Election	4,714	-	-	4,714
Insurance	2,101	-	-	2,101
Landscaping	10,642	-	-	10,642
Legal	9,765	-	-	9,765
Miscellaneous	2,416	-	-	2,416
PIF Collection Fees	15,063	-	-	15,063
Repairs And Maintenance	41,387	-	-	41,387
Snow Removal	888	-	-	888
Utilities	9,465	-	-	9,465
Website	714	-	-	714
Debt Service:				
Bond Interest - Series 2017	-	183,500	-	183,500
Bond Principal - Series 2017	-	70,000	-	70,000
Paying Agent Fees	-	3,500	-	3,500
Total Expenditures	166,210	259,696	-	425,906
OTHER FINANCING SOURCES (USES)				
Repay Developer Advance	(60,000)	-	-	(60,000)
Transfers In (Out)	140,482	(140,417)	(65)	-
Total Other Financing Sources (Uses)	80,482	(140,417)	(65)	(60,000)
NET CHANGE IN FUND BALANCES	(15,090)	195,398	(65)	180,243
Fund Balances - Beginning of Year	236,613	664,553	65	901,231
FUND BALANCES - END OF YEAR	$ 221,523	$ 859,951	$ -	$ 1,081,474

See accompanying Notes to Basic Financial Statements.

INTERQUEST SOUTH BUSINESS IMPROVEMENT 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	$ 180,243
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.	
Depreciation Expense	(119,964)
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.	
Bond Principal	70,000
Repay Developer Advance - Principal	60,000
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 - Change in Liability	263
Accrued Interest Payable Developer Advance - Change in Liability	(49,351)
Changes in Net Position of Governmental Activities	$ 141,191

See accompanying Notes to Basic Financial Statements.

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Property Taxes	$ 35,957	$ 35,873	$ 35,873	$ -
Specific Ownership Taxes	21,574	20,679	20,679	-
Interest Income	4,300	11,500	11,212	(288)
Reimbursed Expenditures	6,000	2,874	2,874	-
Other Revenue	2,500	-	-	-
Total Revenues	70,331	70,926	70,638	(288)
EXPENDITURES				
Accounting	34,500	36,000	35,936	64
Auditing	5,250	5,500	5,500	-
Banking Fees	200	1,086	1,086	-
Contingency	6,211	18,410	-	18,410
County Treasurer's Fee	539	539	539	-
District Management	31,500	24,500	24,184	316
Dues And Membership	2,500	1,810	1,810	-
Election	3,000	4,714	4,714	-
Insurance	2,500	2,101	2,101	-
Landscaping	18,000	10,642	10,642	-
Legal	10,500	9,765	9,765	-
Miscellaneous	2,000	2,416	2,416	-
PIF Collection Fees	12,800	15,063	15,063	-
Repairs And Maintenance	5,000	41,387	41,387	-
Snow Removal	12,000	888	888	-
Utilities	12,000	9,465	9,465	-
Website	1,500	714	714	-
Total Expenditures	160,000	185,000	166,210	18,790
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(89,669)	(114,074)	(95,572)	18,502
OTHER FINANCING SOURCES (USES)				
Repay Developer Advance	(60,000)	(60,000)	(60,000)	-
Transfers From Other Funds	140,482	140,482	140,482	-
Total Other Financing Sources	80,482	80,482	80,482	-
NET CHANGE IN FUND BALANCE	(9,187)	(33,592)	(15,090)	18,502
Fund Balance - Beginning of Year	227,121	236,613	236,613	-
FUND BALANCE - END OF YEAR	$ 217,934	$ 203,021	$ 221,523	$ 18,502

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Interquest South Business Improvement District (the District), a quasi-municipal corporation was organized by ordinance of the city of Colorado Springs (the City) on October 26, 2004, and is governed pursuant to provisions of the Colorado Business Improvement Act (Title 31). The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities, and landscaping.

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's annual budget is required to be submitted to and approved by the City, thus enabling the City to impose its will on the District. Consequently, the District is considered to be a component unit of the City.

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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes 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 fund:

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 debt.

The Capital Projects Fund was established to account for financial resources to be used for the acquisition and construction of capital infrastructure and facilities.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year 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 inflows 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 property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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 component of the District's net position.

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

Street Improvements	30 Years
Parks and Recreation	30 Years
Parking Improvements	10 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net 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 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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.

Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures* (Statement 102). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 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	$ 229,394
Cash and Investments - Restricted	810,437
Total Cash and Investments	$ 1,039,831

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

Deposits with Financial Institutions	$	20,154
Investments		1,019,677
Total Cash and Investments	$	1,039,831

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 $20,154.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

. 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	$ 1,019,677
		$ 1,019,677

COLOTRUST

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and 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 Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	$ 865,977	$ -	$ -	$ 865,977
Total Capital Assets, Not Being Depreciated	865,977	-	-	865,977
Capital Assets, Being Depreciated:				
Parks and Recreation	2,880	-	-	2,880
Streets	1,734,115	-	-	1,734,115
Parking Lot	620,681	-	-	620,681
Total Capital Assets, Being Depreciated	2,357,676	-	-	2,357,676
Less Accumulated Depreciation for:				
Accumulated Depreciation: Parks and Rec	232	96	-	328
Accumulated Depreciation: Streets	139,693	57,804	-	197,497
Accumulated Depreciation: Parking Lot	149,988	62,064	-	212,052
Total Accumulated Depreciation	289,913	119,964	-	409,877
Total Capital Assets, Being Depreciated, Net	2,067,763	(119,964)	-	1,947,799
Governmental Activities Capital Assets, Net	$ 2,933,740	$ (119,964)	$ -	$ 2,813,776

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

Governmental Activities:	
General Government	$ 119,964
Total Depreciation Expense - Governmental Activities	$ 119,964

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
Bonds Payable:					
General Obligation Bonds					
Series 2017	$ 3,720,000	$ -	$ 70,000	$ 3,650,000	$ 75,000
Subtotal Bonds Payable	3,720,000	-	70,000	3,650,000	75,000
Notes/Loans/Bonds from Direct Borrowings and Direct Placements					
Developer Advances:					
Chalon	535,140	-	60,000	475,140	-
Nor'wood	16,000	-	-	16,000	-
COPT	99,400	-	-	99,400	
Accrued Interest on:					
Chalon	165,357	41,273	-	206,630	-
Nor'wood	19,740	1,120	-	20,860	-
COPT	95,485	6,958	-	102,443	
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	931,122	49,351	60,000	920,473	-
Total Long-Term Obligations	$ 4,651,122	$ 49,351	$ 130,000	$ 4,570,473	$ 75,000

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

Revenue Bonds

On December 19, 2017, the District issued $4,000,000 in Series 2017 Limited Property Tax and Public Improvement Fee Revenue Bonds (the Bonds) to fund public improvements, pay bond issue costs, fund an initial deposit to the Surplus Fund, and fund capitalized interest. The Bonds bear interest ranging from 4.5% to 5.0% paid semi-annually on June 1 and December 1, beginning June 1, 2018. Principal on the Bonds is due on December 1, beginning on December 1, 2019. The Bonds mature on December 1, 2047. The Bonds are secured by and payable solely from pledged revenues, after the Annual Operations Deduction Amount and net of the cost of collection, consisting of (1) revenues attributable to a privately imposed public improvement fee payable with respect to certain retail sales transactions and construction activities occurring within the development, (2) revenues attributable to property taxes derived from an initial required mill levy of 5.000 mills, up to an estimated maximum of 30.000 mills, and (3) any other legally available monies which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are also secured by a Surplus Fund up to a maximum of $700,000. The Annual Operations Deduction Amount is an amount equal to: (i) for the Bond Year ended December 1, 2017, $-0-; (ii) for each of the Bond Years ended December 1, 2018, December 1, 2019, and December 1, 2020, $50,000; (iii) for the Bond Year ended December 1, 2021, $135,000; and (iv) for each Bond Year thereafter, the dollar amount for the prior year plus 1.00%.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Bonds (Continued)

Optional Redemption of the Revenue Bonds

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2022, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium
December 1, 2022, November 30, 2023	3.00%
December 1, 2023, November 30, 2024	2.00%
December 1, 2024, November 30, 2025	1.00%
December 1, 2025, and thereafter	0.00%

The Bonds maturing on December 1, 2030 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2019, and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium.

Events of Default for the Revenue Bonds

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an Event of Default under the Indenture:

i. The District fails or refuses to impose the required mill levy or to apply the pledged revenue as provided in the indenture;
ii. The District defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the indenture or bond resolution and fails to remedy the same after notice thereof pursuant to the indenture.
iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the Bonds when due shall not, of itself, constitute an Event of Default under the Indenture.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Bonds (Continued)

Remedies on Occurrence of Event of Default for the Revenue Bonds

Upon the occurrence and continuance of an Event of Default, the Trustee shall have the following rights and remedies which may be pursued:

i. Receivership: Appoint a receiver of the Trust Estate and possess and control and cash, securities or other instruments held by it under the Indenture.
ii. Suit for Judgment: The Trustee may file a suit or action to protect and enforce its rights and the rights of the Owners.
iii. Mandamus or Other Suit: The Trustee may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

No Acceleration

Notwithstanding the foregoing or anything else herein to the contrary, acceleration shall not be an available remedy for an Event of Default.

As of December 31, 2025, the District was not in default.

The District's bonds mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 75,000	$ 180,350	$ 255,350
2027	80,000	176,975	256,975
2028	85,000	173,375	258,375
2029	90,000	169,550	259,550
2030	100,000	165,500	265,500
2031-2035	610,000	748,250	1,358,250
2036-2040	855,000	572,500	1,427,500
2041-20245	1,175,000	328,750	1,503,750
2046-2047	580,000	44,000	624,000
Total	$ 3,650,000	$ 2,559,250	$ 6,209,250

Developer Advances

Effective December 31, 2006, the District entered into a Reimbursement Agreement (Agreement) with the former developer, Development Management, Inc., whereby the District agreed to reimburse Development Management, Inc. for operational advances made on behalf of the District. The District agreed to repay Development Management, Inc. along with accrued interest at a rate of 7%. Interest is to begin accruing on the first day of the following year in which the advances were made. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2025, outstanding advances made by Nor'wood totaled $16,000 and accumulated accrued interest totaled $20,860.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

Effective March 5, 2008, the District entered into a Reimbursement Agreement (Agreement) with COPT Interquest, LLC (former Developer) whereby the District agrees to reimburse the former Developer for operational advances made on behalf of the District. The District agreed to repay the former Developer along with accrued interest at a rate of 7% on the first day of the following year in which the advances were made. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2025, outstanding former Developer advances totaled $99,400 and accumulated accrued interest totaled $102,443.

Effective January 1, 2016, the District entered into a Reimbursement Agreement (Agreement) with Chalon Properties, Inc. (Developer) (see Note 7) whereby the District agrees to reimburse the Developer for operational advances made on behalf of the District. The District agrees to repay the Developer along with accrued interest at a rate of 8% simple interest beginning on the date of the advance to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2025, outstanding Developer advances totaled $109,000 and accumulated accrued interest totaled $50,270.

Effective January 1, 2016, the District entered into a Facilities Funding and Reimbursement Agreement with Chalon Properties, Inc. (Developer) (see Note 7) whereby the District agrees to reimburse the Developer for capital advances made on behalf of the District. The District agrees to repay the Developer along with accrued interest at a rate of 8% simple interest beginning on the date of the advance to the date of repayment. The Facilities and Reimbursement Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2024, outstanding Developer advances totaled $366,140 and accumulated accrued interest totaled $156,360.

Authorized Debt

On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $24,000,000 at an interest rate not to exceed 12% per annum. On November 1, 2005, the District's electors authorized additional indebtedness of $3,500,000 at an interest rate not to exceed 12% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of $23,500,000.

As set forth in the District's 2025 Operating Plan, the City has limited the amount of debt to be issued by the District to a total of $24,000,000 without future approval by the City. The District may levy up to 50.000 mills for debt service and up to 1.000 mills for general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District. As of December 31, 2025, the District had $20,000,000 of debt capacity available under its Operating Plan.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

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

NOTE 6 NET POSITION

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

Net 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. As of December 31, 2025, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	$ 2,813,776
Add:	
Surplus Fund of Bond Proceeds	274,178
Deduct:	
Noncurrent Portion of Outstanding Long-Term Obligations	(3,335,832)
Net Investment in Capital Assets	$ (247,878)

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, 2025, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 2,100
Debt Service Reserve	544,922
Total Restricted Net Position	$ 547,022

The District has a deficit unrestricted net position. This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements, a portion of which will be conveyed to other governments, and for the repayment of Developer advances for operations.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Chalon Properties, Inc. Certain members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Landscape Maintenance and Easement Agreement

On May 12, 2021, the District entered into a landscape maintenance and easement agreements with InterQuest Owner’s Association (the Association) to reimburse the District 50% of the monthly invoices for utilities to the District within 30 days of receipt of an invoice. During 2025, the District received $2,873 from the Association.

NOTE 9 INTERFUND TRANSFERS

The transfer from the Debt Service Fund to the General Fund was to pay for Operating and Maintenance expenditures of public improvements. In addition, the District closed out the Capital Project Fund and transferred the remaining balance to the Debt Service Fund.

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 and public officials’ liability 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.

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.

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

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

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

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

On November 2, 2004, the District's voters authorized the District to increase property taxes $60,000 annually, adjusted for inflation plus annual local growth in each subsequent fiscal year thereafter, at a mill levy rate not to exceed one mill for general operations and maintenance. The election also allows the District to collect, spend, and return all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR).

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.

On November 4, 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 2026 and all future budget years.

SUPPLEMENTARY INFORMATION

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 179,783	$ 179,362	$ (421)
Interest Income	35,000	34,492	(508)
PIF Revenue	375,000	381,657	6,657
Total Revenues	589,783	595,511	5,728
EXPENDITURES			
County Treasurer's Fee	2,697	2,696	1
Paying Agent Fees	3,500	3,500	-
Bond Interest - Series 2017	183,500	183,500	-
Bond Principal - Series 2017	70,000	70,000	-
Contingency	5,303	-	5,303
Total Expenditures	265,000	259,696	5,304
EXCESS OF REVENUES OVER EXPENDITURES	324,783	335,815	11,032
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	71	65	(6)
Transfers To Other Fund	(140,482)	(140,482)	-
Total Other Financing Uses	(140,411)	(140,417)	(6)
NET CHANGE IN FUND BALANCE	184,372	195,398	11,026
Fund Balance - Beginning of Year	613,997	664,553	50,556
FUND BALANCE - END OF YEAR	$ 798,369	$ 859,951	$ 61,582

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
CAPITAL PROJECT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 4	$ -	$ (4)
Total Revenues	4	-	(4)
EXPENDITURES			
Total Expenditures	-	-	-
OTHER FINANCING SOURCES (USES)			
Transfers To Other Fund	(71)	(65)	6
Total Other Financing Sources (Uses)	(71)	(65)	6
NET CHANGE IN FUND BALANCE	(67)	(65)	2
Fund Balance - Beginning of Year	67	65	(2)
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

OTHER INFORMATION

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$4,000,000 Limited Property Tax and Public Improvement Fee Revenue Bonds Series 2017 Dated December 19, 2017 Interest Rate 4.5% - 5.0% Interest Due June 1 and December 1 Principal due December 1		
Year Ending December 31,	Principal	Interest	Total All Bonds
2026	$ 75,000	$ 180,350	$ 255,350
2027	80,000	176,975	256,975
2028	85,000	173,375	258,375
2029	90,000	169,550	259,550
2030	100,000	165,500	265,500
2031	105,000	161,000	266,000
2032	115,000	155,750	270,750
2033	120,000	150,000	270,000
2034	130,000	144,000	274,000
2035	140,000	137,500	277,500
2036	150,000	130,500	280,500
2037	160,000	123,000	283,000
2038	170,000	115,000	285,000
2039	180,000	106,500	286,500
2040	195,000	97,500	292,500
2041	205,000	87,750	292,750
2042	220,000	77,500	297,500
2043	235,000	66,500	301,500
2044	250,000	54,750	304,750
2045	265,000	42,250	307,250
2046	280,000	29,000	309,000
2047	300,000	15,000	315,000
Total	$ 3,650,000	$ 2,559,250	$ 6,209,250

INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation	Percent Change	Mills Levied	Total Property Taxes Levied	Total Property Taxes Collected	Percent Collected to Levied
2021	$ 23,064,610	0.0%	6.000	$ 138,388	$ 137,132	99.09 %
2022	26,055,480	13.0%	6.000	156,333	155,373	99.39 %
2023	27,318,720	4.8%	6.000	163,912	163,820	99.94 %
2024	36,058,320	32.0%	6.000	215,740	215,892	100.07 %
2025	35,956,620	-0.3%	6.000	215,740	215,235	99.77 %
Estimated for Year Ending December 31, 2026	$ 40,110,180		6.000	$ 240,661		

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: El Paso County Assessor and Treasurer.