ANNUAL INFORMATION REPORT

for the year 2025

DENVER GATEWAY MEADOWS METROPOLITAN DISTRICT

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for Denver Gateway Meadows Metropolitan District (the "**District**"), the District are required to provide an annual report to the Public Works Districts Management office and Manager of Revenue of the City and County of Denver with regard to the following matters:

For the year ending December 31, 2025, the District makes the following report:

Service Plan Requirements

i. Annual District budget:

A copy of the 2025 Budget is attached hereto as Exhibit A.

ii. Annual construction plans or schedules:

There was no new construction by the District in 2025.

iii. Annual District audited financial statements or, if authorized under State Law, copies of the exemption from audit application submitted to and approved by the State Auditor:

The 2025 Audit is attached hereto as Exhibit C.

iv. Total debt authorized, issued to date and expected to be issued by the District within the next twelve months.

The total debt authorized is $30,000,000 pursuant to the Service Plan. The District issued General Obligation Limited Tax Bonds, Series 2021, in the principal amount of $9,580,000 on November 16, 2021. The District does not anticipate issuing debt in 2026.

v. The names and terms of the members of the Board of Directors and its officers:

President/Director	**Megan Waldschmidt**	**May 2027**
Secretary	**Jason Pock**	**May 2029**
Treasurer	**Paige Langley**	**May 2029**
Assistant Secretary	**Harrison Cohen**	**May 2027**
Vacant		**May 2027**

vi. Any rules and regulations of the District and any access information to obtain a copy of the rules and regulations of the District:

The District has not adopted Rules and Regulations at this time.

vii. A list of current intergovernmental agreements:

The District did not enter into any new intergovernmental agreements in 2025.

viii. If requested by the city, a list of all contracts for services or on-going construction.

On October 26, 2023 the District entered into an Agreement with Public Alliance LLC for District Management Services.

On October 16, 2023 the District entered into an Agreement with Schilling & Company, Inc. for Accounting Services.

On March 19, 2024 the District entered into an Agreement with Kimley Horn for Civil Engineering and Entitlement Services.

On November 4, 2024 The District entered into an Agreement with Galloway & Company, Inc. for Engineering Services.

On November 4, 2024 the District entered into an Agreement with Ground Engineering Consultants, Inc. for Engineering Services.

On November 4, 2024 the District entered into an Agreement with Martin/Martin Inc. for Engineering Services.

On July 10, 2025 the District entered into an Independent Contractor Agreement with Silverbluff Companies, Inc. for Engineering Services.

ix. Current documentation of any credit enhancements:

This District does not have any credit enhancements at this time.

x. Disclosure documentation for all outstanding bonded indebtedness, if available:

Disclosure documentation of all outstanding bonded indebtedness is attached as Exhibit B.

xi. The Service Plan and any changes or modifications thereto subsequently approved in accordance with the requirements specified:

On June 17, 2021, the District provided a letter to the City and County of Denver requested significant changes to the Service Plan. There were no changes to the Service Plan during 2025.

xii. Debt service schedule for any outstanding bonded indebtedness of the District:

The debt service schedule for outstanding bonded indebtedness of the District is included in the financial plan as Exhibit B.

§32-1-207(3) Statutory Requirements

A. Boundary changes made during the reporting year:

No boundary changes were made during 2025.

B. Intergovernmental Agreements entered into or terminated with other governmental entities.

The District did not enter into or terminate any Intergovernmental Agreements with

other governmental entities during the reporting year.

C. Access information to obtain a copy of rules and regulations adopted by the board.

The District has not adopted Rules and Regulations at this time.

D. A summary of litigation involving public improvements owned by the District during the reporting year:

To our actual knowledge, based on review of the court records in Denver County, Colorado and the Public Access to Court Electronic Records (PACER), there was no litigation involving the District or Districts' public improvements as of December 31, 2025.

E. The status of the construction of public improvements by the District.

90% of Denver Gateway Center Filing No. 7 is completed. We are waiting on Xcel to relocate a gas line, remove a street light and then our contractor can complete the Traffic Signals at 63rd Ave and Tower Road, and the asphalt tie in at 64th Ave and Tower Road.

80% of Gateway Westside is competed, The Contractor is working on completing the box culvert and concrete channels now.

64th Ave and Dunkirk Street Traffic Signals are in the procurement stage and due to lead times will not start until spring 2027.

F. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the municipality during the reporting year:

No facilities or improvements have been constructed by the District that were conveyed or dedicated to the City of Denver during the reporting year.

G. The final assessed valuation of the District as of December 31 of the reporting year:

The final assessed valuation of the property within the District's boundaries as of December 31 of the reporting year is $4,323,100.

H. A copy of the current year's budget.

A copy of the 2026 Budget is attached hereto as Exhibit A.

I. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2025 Audit is attached hereto as Exhibit C.

J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district during the reporting year:

The District is not aware of any uncured events of default by the District existing for more than ninety (90) days.

K. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period during the reporting year:

The District is not aware of any inability to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

EXHIBIT A

2026 Budget

EXHIBIT B

Bond Disclosure Documents

EXHIBIT C
2025 Audit