

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director Stage introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT, CITY AND COUNTY OF DENVER, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board of Directors (the “Board”) of the Mile High Business Center Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2025; and

WHEREAS, the proposed 2026 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on Thursday, November 20, 2025, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 10:00 a.m. on Wednesday, December 10, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT, CITY AND COUNTY OF DENVER, COLORADO, AS FOLLOWS:

Section 1. Summary of 2026 Revenues and 2026 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2026, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026.

Section 3. 2026 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$ 427,936.00 , and that the 2025 valuation for assessment, as certified by the Denver County Assessor, is \$ 42,793,600.00 . That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 4. 2026 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$ 701,430.00 and that the 2025 valuation for assessment, as certified by the Denver County Assessor, is \$ 42,793,600.00 . That for the purposes of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 16.391 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Denver County Board of County Commissioners, no later than December 15, 2025, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

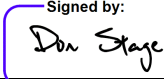
Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District. The foregoing Resolution was seconded by Director Hicks.

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 10, 2025.

MILE HIGH BUSINESS CENTER METROPOLITAN
DISTRICT

By:  Signed by:
B878A09D8ED04D3...
Mike Hicks, President

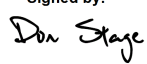
ATTEST:

 Signed by:
FD1761B8C7145E...
Don Stage, Assistant Secretary

STATE OF COLORADO
CITY AND COUNTY OF DENVER
MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT

I, Don Stage, hereby certify that I am a director and the duly elected and qualified Assistant Secretary of the Mile High Business Center Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 10:00 a.m., December 10, 2025, video conference <https://us02web.zoom.us/j/86303147781?pwd=vwR9ODRXJXCLbLYLUaHXDzqPhkJL5u.1>, Meeting ID: 863 0314 7781; Passcode: 566571; Telephone: +17193594580,,86303147781#,,,,*566571# US as recorded in the official record of the proceedings of the District, as far as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on December 10, 2025.

Signed by:

FD1761BB867145E

Don Stage, Assistant Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of Denver County, Colorado.

On behalf of the Mile High Business Center Metropolitan District,
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Mile High Business Center Metropolitan District
 (local government)^C

Hereby officially certifies the following mills
 to be levied against the taxing entity's GROSS \$ 42,793,600
 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation
 (AV) different than the GROSS AV due to a Tax
 Increment Financing (TIF) Area^F the tax levies must be \$ 42,793,600
 calculated using the NET AV. The taxing entity's total
 property tax revenue will be derived from the mill levy
 multiplied against the NET assessed valuation of: (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED
 BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/08/2025 for budget/fiscal year 2026.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>10.000</u> mills	\$ <u>427,936</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>10.000</u> mills	\$ <u>427,936</u>
3. General Obligation Bonds and Interest ^J	<u>16.391</u> mills	\$ <u>701,430</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>26.391</u> mills	\$ <u>1,129,366</u>

Contact person: (print) Thuy Dam Daytime phone: () 303 779-5710
 Signed:  Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	Refund Series 2007 & 2010 General Obligation Bonds
	Series:	General Obligation Refunding & Improvement Loan, Series 2017
	Date of Issue:	December 21, 2017
	Coupon Rate:	2.97%
	Maturity Date:	December 1, 2037
	Levy:	16.391
	Revenue:	\$701,430
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	

CONTRACTS^K:

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,670,715	\$ 2,248,501	\$ 2,435,115
REVENUES			
Property taxes	1,095,999	1,027,295	1,129,366
Specific ownership taxes	52,594	53,504	50,821
Interest income	120,829	111,000	110,000
Other revenue	10,833	618	-
Total revenues	1,280,255	1,192,417	1,290,187
Total funds available	2,950,970	3,440,918	3,725,302
EXPENDITURES			
General Fund	131,321	186,563	220,000
Debt Service Fund	571,148	819,240	820,000
Total expenditures	702,469	1,005,803	1,040,000
Total expenditures and transfers out requiring appropriation	702,469	1,005,803	1,040,000
ENDING FUND BALANCES	\$ 2,248,501	\$ 2,435,115	\$ 2,685,302
EMERGENCY RESERVE	\$ 15,300	\$ 14,200	\$ 15,400
AVAILABLE FOR OPERATIONS	1,720,883	2,006,298	2,298,034
TOTAL RESERVE	\$ 1,736,183	\$ 2,020,498	\$ 2,313,434

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Commercial	\$ 35,466,320	\$ 35,466,320	\$ 36,043,950
State assessed	56,380	65,700	61,090
Vacant land	30	30	30
Personal property	5,851,870	6,678,290	6,688,530
Certified Assessed Value	<u>\$ 41,374,600</u>	<u>\$ 42,210,340</u>	<u>\$ 42,793,600</u>

MILL LEVY

General	10.000	10.000	10.000
Debt Service	16.391	16.391	16.391
Total mill levy	<u>26.391</u>	<u>26.391</u>	<u>26.391</u>

PROPERTY TAXES

General	\$ 413,746	\$ 422,103	\$ 427,936
Debt Service	678,171	691,870	701,430
Levied property taxes	<u>1,091,917</u>	<u>1,113,973</u>	<u>1,129,366</u>
Adjustments to actual/rounding	(16)	(236)	-
Refunds and abatements	4,098	(86,442)	-
Budgeted property taxes	<u>\$ 1,095,999</u>	<u>\$ 1,027,295</u>	<u>\$ 1,129,366</u>

BUDGETED PROPERTY TAXES

General	\$ 415,293	\$ 389,260	\$ 427,936
Debt Service	680,706	638,035	701,430
	<u>\$ 1,095,999</u>	<u>\$ 1,027,295</u>	<u>\$ 1,129,366</u>

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,358,406	\$ 1,736,183	\$ 2,020,498
REVENUES			
Property taxes	415,293	389,260	427,936
Interest income	82,972	81,000	85,000
Other revenue	10,833	618	-
Total revenues	509,098	470,878	512,936
Total funds available	1,867,504	2,207,061	2,533,434
EXPENDITURES			
General and administrative			
Accounting	20,575	23,000	25,000
Auditing	6,650	6,850	7,500
County Treasurer's fee	4,154	3,893	4,279
Dues and membership	431	452	1,000
Insurance	10,859	12,538	14,000
District management	30,000	30,000	30,000
Legal	13,936	22,000	25,000
Miscellaneous	3	1,000	1,000
Election	-	3,000	-
Contingency	-	-	391
Operations and maintenance			
Landscaping	9,154	11,000	11,000
Repair retention pond infrastructure	-	12,000	12,000
Retention pond engineering analysis	-	11,000	11,000
Irrigation repairs	8,713	3,000	5,000
Pest control	1,602	2,580	2,580
Drainage pond maintenance	-	3,000	22,000
Tree replacement	-	15,000	15,000
Storm drainage	91	1,000	1,000
Snow removal	10,880	10,000	15,000
Water	11,094	12,000	14,000
Electricity	178	250	250
City review fee	3,000	3,000	3,000
Total expenditures	131,321	186,563	220,000
Total expenditures and transfers out requiring appropriation	131,321	186,563	220,000
ENDING FUND BALANCES	\$ 1,736,183	\$ 2,020,498	\$ 2,313,434
EMERGENCY RESERVE	\$ 15,300	\$ 14,200	\$ 15,400
AVAILABLE FOR OPERATIONS	1,720,883	2,006,298	2,298,034
TOTAL RESERVE	\$ 1,736,183	\$ 2,020,498	\$ 2,313,434

See summary of significant assumptions.

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 312,309	\$ 512,318	\$ 414,617
REVENUES			
Property taxes	680,706	638,035	701,430
Specific ownership taxes	52,594	53,504	50,821
Interest income	37,857	30,000	25,000
Total revenues	<u>771,157</u>	<u>721,539</u>	<u>777,251</u>
Total funds available	<u>1,083,466</u>	<u>1,233,857</u>	<u>1,191,868</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	6,810	6,380	7,014
Contingency	-	-	8,645
Debt Service			
Loan interest - Series 2017	189,338	177,860	159,341
Loan principal - Series 2017	375,000	385,000	395,000
Loan principal paydown	-	250,000	250,000
Total expenditures	<u>571,148</u>	<u>819,240</u>	<u>820,000</u>
Total expenditures and transfers out requiring appropriation	<u>571,148</u>	<u>819,240</u>	<u>820,000</u>
ENDING FUND BALANCES	<u>\$ 512,318</u>	<u>\$ 414,617</u>	<u>\$ 371,868</u>

See summary of significant assumptions.

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Court Order in December 2005, and held its organizational meeting on January 20, 2006, to provide financing for the design, acquisition, installation and construction of streets, traffic and safety controls, water, sewer, and storm drainage facilities, and park and recreation. The District's service area is located entirely within the city of Denver (the "City"), Colorado. The District is responsible for management of the construction of all facilities and improvements and for operation and maintenance of all improvements not conveyed to the City. The District also provides the funding for infrastructure improvements and the tax base needed to support ongoing operations. The District was originally organized as Sand Creek Commerce Center Metropolitan District, but changed its name to Mile High Business Center Metropolitan District during 2006.

On November 1, 2005, District voters approved authorization to increase property tax up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$65,000,000 for the above listed facilities, \$13,000,000 for refunding debt, and \$5,000,000 for the cost of operating and maintaining the District's systems. Additionally, amounts were authorized for intergovernmental contracts of \$26,000,000. The election also provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. However, within the service plan for the District, the total debt that the District is permitted to issue shall not exceed \$13,000,000. Additionally, the service plan limits the mill levy to 50 mills for debt service. The service plan also limits 15 mills for operation and maintenance costs for the first five years of the District's existence and 10 mills thereafter, unless a higher mill levy for operation and maintenance costs is approved by the City.

The District has no employees and all services are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

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.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4.50% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on the historical average interest rate.

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.0% of property tax collections.

Debt and Leases

On December 21, 2017 the District issued Series 2017 Unlimited Tax General Obligation Refunding and Improvement Loan in the amount of \$8,425,000 to repay the outstanding Series 2007 and Series 2010 Bonds, as well as \$2,100,000 in new cash to fund infrastructure costs and repay developer advances. The Series 2017 Loan bears interest at 2.970% with a maturity date of December 1, 2037.

The District's current debt service schedule is attached.

The District has no operating or capital leases.

Reserves

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2026, defined under TABOR.

This information is an integral part of the accompanying budget.

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
2026 BUDGET
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	\$8,425,000 Unlimited Tax General Obligation Refunding and Improvement Loan - Series 2017 Dated December 21, 2017 Interest Rate - 2.97% Interest due June 1 and December 1 Principal due December 1		
	Principal	Interest	Total
2026	\$ 395,000	\$ 159,341	\$ 554,341
2027	410,000	147,609	557,609
2028	420,000	135,432	555,432
2029	435,000	122,958	557,958
2030	445,000	110,039	555,039
2031	460,000	96,822	556,822
2032	475,000	83,160	558,160
2033	485,000	69,053	554,053
2034	500,000	54,648	554,648
2035	515,000	39,798	554,798
2036	530,000	24,503	554,503
2037	295,000	8,762	303,762
Total	<u>\$ 5,365,000</u>	<u>\$ 1,052,123</u>	<u>\$ 6,417,123</u>

The District may make prepayments, not to exceed \$250,000 annually, after December 1, 2024 without fees or penalty.