ANNUAL INFORMATION REPORT
FOR THE YEAR 2025
DIATC METROPOLITAN DISTRICT

As required by Section 32-1-207(3)(c), C.R.S., and Section VII of the Service Plan for DIATC Metropolitan District (the "**District**"), approved by the City of Commerce City on December 19, 2011, the following report of the District's activities from January 1, 2025 to December 31, 2025 is hereby submitted:

1. **Boundary changes made or proposed to the District's boundary as of December 31st of the prior year.** There were no boundary changes made or proposed during 2025.

2. **Agreements with other governmental entities, either entered into or proposed as of December 31st of the prior year.** The District was a party to the following intergovernmental agreement(s) as of December 31, 2025:

- *Intergovernmental Agreement between the City of Commerce City, Colorado and DIATC Metropolitan District*, dated July 17, 2012 ; sets forth the rights and obligations of the District and the City as contemplated by the District's Service Plan.
- *Intergovernmental Agreement among Commerce City E-470 Commercial Area General Improvement District, South Adams County Water and Sanitation District and its Enterprise and DIATC Metropolitan District for the Purpose of Construction, Installation and Maintenance of Water Improvements and Wastewater Improvements,* dated May 20, 2013.
- *Assignment and Bill of Sale (FRICO ERU Water Credits, Option Credits and ERU Water Connections),* dated August 29, 2013 between the District and the City of Commerce City.
- *Agreement for Public Improvements* dated September 11, 2013 between the District and the City of Commerce City; whereby the District agrees to construct certain improvements.
- *Utility Easement Agreement* by and between the District and City of Commerce City, effective April 21, 2016.
- *Water Drainage Easement* granted by the City of Commerce City to the District, granted June 6, 2018 and recorded on February 12, 2019.
- *84th Avenue Cost Sharing and Reimbursement Intergovernmental Agreement*, dated November 3, 2020, by and between the District and Nexus North at DIA Metropolitan District.
- *Sign License Agreement* dated August 6, 2021 by and between the District and the City of Commerce City

3. **A list of all facilities and improvements constructed or acquired by the District and those that have been dedicated to and accepted by the City as of December 31st of the prior year.** There were no dedications to the City or to South Adams County Water and Sanitation District ("SACWSD") in 2025.

4. **Audit of the District's financial statements, for the year ending December 31st of the previous year, prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable.** The District's audit for the current report year (2025) is still in process, and the District has requested an extension of time to September 30, 2026 from the State Auditor to file the 2025 Audit. A copy of the 2025 Audit will be provided once it is completed. The 2024 Audit was not completed when the District's 2024 Annual Report was filed but has now been completed. A copy of the 2024 Audit is attached to this report as **Exhibit A**.

5. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

6. **Any inability of the District to pay its obligations as they come due in accordance with the terms of any Debt instruments, which continue beyond a ninety (90) day period.** To our knowledge, the District has been able to pay its obligations as they come due.

7. **Access information to obtain a copy of rules and regulations adopted.** Contact McGeady Becher Cortese Williams P.C., 450 E. 17th Ave., Suite 400, Denver, CO 80203-1254. Phone: 303-592-4380. Email: info@specialdistrictlaw.com.

8. **Summary of litigation involving the District's public improvements.** There was no litigation involving the District's public improvements during 2025.

9. **Status of the District's construction of public improvements.** There was no construction of public improvements in the District in 2025. The District performed normal maintenance on existing improvements, but no new improvements were constructed.

10. **Final assessed valuation of the District for the report year.** $67,893,490.

11. **Current year's budget.** A copy of the District's 2026 Adopted Budget is attached to this report as **Exhibit B**.

EXHIBIT A
2024 Audit

DIATC METROPOLITAN DISTRICT
Adams County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2024

DIATC METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2024

SCHILLING & COMPANY, INC.
Certified Public Accountants

P.O. Box 631579
Highlands Ranch, CO 80163

Phone: 720.348.1086
Fax: 720.348.2920

Independent Auditor's Report

Board of Directors
DIATC Metropolitan District
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of DIATC Metropolitan District (District) as of and for the year ended December 31, 2024, 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 DIATC Metropolitan District, as of December 31, 2024, and the respective changes in financial position and the respective 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 (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our 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.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Responsibility 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 GAAS 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 GAAS, 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.

Required Supplementary Information

Management has omitted the management's discussion and analysis that governmental 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, who 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 opinion on the basic financial statements is 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 listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The 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, as listed in the table of contents, 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 and continuing disclosure obligation included in the annual report. The other information and continuing disclosure obligation, as listed in the table of contents, 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 continuing disclosure obligation, and we do not express an opinion or any form of assurance thereon.

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

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
July 25, 2025

BASIC FINANCIAL STATEMENTS

DIATC METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
ASSETS	
Cash and Investments	$ 542,879
Cash and Investments - Restricted	6,940,606
Accounts Receivable	191
Prepaid Insurance	10,749
Receivable from County Treasurer	5,374
Property Tax Receivable	1,625,536
Capital Assets:	
Capital Assets Not Being Depreciated	15,986,160
Total Assets	25,111,495
LIABILITIES	
Accounts Payable	53,455
Accrued Interest	80,792
Noncurrent Liabilities:	
Due Within One Year	305,000
Due in More Than One Year	20,714,397
Total Liabilities	21,153,644
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	1,625,536
Total Deferred Inflows of Resources	1,625,536
NET POSITION	
Net Investment in Capital Assets	(2,473,299)
Restricted for:	
Emergency Reserve	15,000
Debt Service	2,836,819
Capital Projects	1,451,986
Unrestricted	501,809
Total Net Position	$ 2,332,315

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

		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	$ 228,172	$ -	$ -	$ -	$ (228,172)
Interest on Long-Term Debt and Related Costs	921,272	-	-	-	(921,272)
Total Governmental Activities	$ 1,149,444	$ -	$ -	$ -	(1,149,444)
	GENERAL REVENUES				
	Property Taxes				1,624,551
	Specific Ownership Taxes				93,064
	Interest Income				379,157
	Other Revenue				12,596
	Total General Revenues				2,109,368
	CHANGES IN NET POSITION				959,924
	Net Position - Beginning of Year				1,372,391
	NET POSITION - END OF YEAR				$ 2,332,315

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 542,879	$ -	$ -	$ 542,879
Cash and Investments - Restricted	15,000	4,534,432	2,391,174	6,940,606
Receivable from County Treasurer	1,445	3,929	-	5,374
Accounts Receivable	191	-	-	191
Prepaid Insurance	10,749	-	-	10,749
Property Tax Receivable	440,292	1,185,244	-	1,625,536
Total Assets	$ 1,010,556	$ 5,723,605	$ 2,391,174	$ 9,125,335
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 53,455	$ -	$ -	$ 53,455
Total Liabilities	53,455	-	-	53,455
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	440,292	1,185,244	-	1,625,536
Total Deferred Inflows of Resources	440,292	1,185,244	-	1,625,536
FUND BALANCES				
Nonspendable:				
Prepaid Expense	10,749	-	-	10,749
Restricted for:				
Emergency Reserves	15,000	-	-	15,000
Debt Service	-	4,538,361	-	4,538,361
Capital Projects	-	-	2,391,174	2,391,174
Unassigned	491,060	-	-	491,060
Total Fund Balances	516,809	4,538,361	2,391,174	7,446,344
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,010,556	$ 5,723,605	$ 2,391,174	

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.	15,986,160
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	(80,792)
Bonds Payable	(20,020,000)
Unamortized Bond Premium	(999,397)
Net Position of Governmental Activities	$ 2,332,315

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 439,969	$ 1,184,582	$ -	$ 1,624,551
Specific Ownership Taxes	25,045	68,019	-	93,064
Interest Income	23,593	242,631	112,933	379,157
Other Revenue	12,596	-	-	12,596
Total Revenues	501,203	1,495,232	112,933	2,109,368
EXPENDITURES				
Current:				
Accounting	37,957	-	-	37,957
Auditing	5,200	-	-	5,200
Banking Fees	604	-	-	604
County Treasurer's Fee	6,558	17,809	-	24,367
District Management	23,397	-	-	23,397
Election	503	-	-	503
Engineering	5,810	-	-	5,810
Insurance	8,796	-	-	8,796
Landscaping	32,191	-	-	32,191
Legal	29,570	-	-	29,570
Miscellaneous Maintenance	22,591	-	-	22,591
Snow Removal	6,968	-	-	6,968
Street Repair and Maintenance	22,875	-	-	22,875
Utilities	6,380	-	-	6,380
Website	963	-	-	963
Debt Service:				
Bond Interest	-	979,088	-	979,088
Bond Principal	-	295,000	-	295,000
Paying Agent Fees	-	4,000	-	4,000
Total Expenditures	210,363	1,295,897	-	1,506,260
EXCESS OF REVENUES OVER EXPENDITURES	290,840	199,335	112,933	603,108
NET CHANGE IN FUND BALANCES	290,840	199,335	112,933	603,108
Fund Balances - Beginning of Year	225,969	4,339,026	2,278,241	6,843,236
FUND BALANCES - END OF YEAR	$ 516,809	$ 4,538,361	$ 2,391,174	$ 7,446,344

See accompanying Notes to Basic Financial Statements.

DIATC 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, 2024

Net Change in Fund Balances - Total Governmental Funds	$ 603,108
Amounts reported for governmental activities in the statement of activities are different because:	
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	295,000
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	1,516
Amortization of Bond Premium	60,300
Changes in Net Position of Governmental Activities	$ 959,924

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 485,757	$ 439,969	$ (45,788)
Specific Ownership Taxes	34,003	25,045	(8,958)
Interest Income	15,116	23,593	8,477
Other Revenue	-	12,596	12,596
Total Revenues	534,876	501,203	(33,673)
EXPENDITURES			
Accounting	33,000	37,957	(4,957)
Auditing	5,500	5,200	300
Banking Fees	100	604	(504)
Contingency	3,014	-	3,014
County Treasurer's Fee	7,286	6,558	728
District Management	37,500	23,397	14,103
Dues and Membership	600	-	600
Election	-	503	(503)
Engineering	-	5,810	(5,810)
Insurance	9,000	8,796	204
Landscaping	40,500	32,191	8,309
Tree Replacement	10,000	-	10,000
Detention Pond Maintenance	8,000	-	8,000
Legal	30,000	29,570	430
Miscellaneous	2,000	-	2,000
Miscellaneous Maintenance	20,000	22,591	(2,591)
Snow Removal	15,000	6,968	8,032
Street Repair and Maintenance	20,000	22,875	(2,875)
Trash Cleanup	5,000	-	5,000
Utilities	18,000	6,380	11,620
Winter Watering	2,500	-	2,500
Storm Water	1,000	-	1,000
Website	5,000	963	4,037
Total Expenditures	273,000	210,363	62,637
NET CHANGE IN FUND BALANCE	261,876	290,840	28,964
Fund Balance - Beginning of Year	251,039	225,969	(25,070)
FUND BALANCE - END OF YEAR	$ 512,915	$ 516,809	$ 3,894

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

DIATC Metropolitan District (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the District Court in and for Adams County, Colorado on June 7, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Service Plan of the District was approved by the City Council of the City of Commerce City, Colorado on December 19, 2011.

At a special election of the eligible electors of the District on May 8, 2012, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the acquisition, construction, installation, and completion of certain streets, parks and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, and television relay and translation improvements.

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 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.

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 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 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 has 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 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.

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.

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 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale 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 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.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has a single 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.

Amortization

Bond Premium

In the government-wide financial statements, the bond premium is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a liability.

Equity

Net Position

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

Fund Balance

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

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

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2024 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	$ 542,879
Cash and Investments - Restricted	6,940,606
Total Cash and Investments	$ 7,483,485

Cash and investments as of December 31, 2024 consist of the following:

Deposits with Financial Institutions	$ 38,987
Investments	7,444,498
Total Cash and Investments	$ 7,483,485

Cash Deposits

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.

On December 31, 2024, the District's cash deposits had a bank and carrying balance of $38,987.

Investments

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

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 of the World Bank
. Certain international agency securities
. 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 collateralized by certain authorized securities
. Certain money market funds
. Guaranteed investment contracts
* Local government investment pools

As of December 31, 2024, the District had the following investments:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST) PRIME	Weighted-Average Under 60 Days	$ 7,444,498

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

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

NOTE 4 CAPITAL ASSETS

An analysis of the changes in the District's capital assets for the year ended December 31, 2024 are as follows:

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Water Credits	$ 248,500	$ -	$ -	$ 248,500
Land	2,023,750	-	-	2,023,750
Construction in Progress	13,713,910	-	-	13,713,910
Total Capital Assets, Not Being Depreciated	15,986,160	-	-	15,986,160
Governmental Activities Capital Assets, Net	$ 15,986,160	$ -	$ -	$ 15,986,160

The District anticipates it will convey ownership and maintenance of certain capital assets to the City or County. The costs of all capital assets transferred to other governmental entities will be removed from the District's financial records during the year of the conveyance.

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, 2024:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2019	$ 20,315,000	$ -	$ 295,000	$ 20,020,000	$ 305,000
Bond Premium - Series 2019	1,059,697	-	60,300	999,397	-
Subtotal Bonds Payable	21,374,697	-	355,300	21,019,397	305,000
Total Long-Term Obligations	$ 21,374,697	$ -	$ 355,300	$ 21,019,397	$ 305,000

$20,580,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2019 (2019 Bonds)

The District issued the 2019 Bonds on September 12, 2019, in the par amount of $20,580,000. Proceeds from the sale of the 2019 Bonds were/will be applied to: (i) pay, or reimburse the Developer for, the costs associated with the acquisition, construction, or installation of a portion of public improvements; (ii) refund the outstanding principal of and accrued interest due on a loan that the District entered into in order to finance and refinance certain public improvements in the District (the 2018 Loan), and pay the required prepayment fee in connection therewith; (iii) fund capitalized interest; (iv) fund the Reserve Fund in the amount of the Required Reserve; and (v) pay costs in connection with the issuance of the 2019 Bonds and the refunding of the 2018 Loan.

The 2019 Bonds bear interest at rates ranging from 3.25% to 5.00% and are payable semiannually on June 1 and December 1, commencing December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The final maturity of the 2019 Bonds is December 1, 2049. To the extent principal of any 2019 Bond is not paid when due, such principal will remain outstanding until paid and continue to bear interest at the rate borne by the 2019 Bond. To the extent interest is not paid when due, such interest shall compound semiannually on each June 1 and December 1.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$20,580,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2019 (2019 Bonds) (Continued)

The 2019 Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2024, 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
September 1, 2024, to August 31, 2025	3.00%
September 1, 2025, to August 31, 2026	2.00%
September 1, 2026, to August 31, 2027	1.00%
September 1, 2027, and thereafter	0.00%

The 2019 Bonds are secured by and payable solely from Pledged Revenue, net of any costs of collection, which is defined generally as: (i) the Required Mill Levy; (ii) the Capital Fees, if any; (iii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (iv) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The District has covenanted to impose a Required Mill Levy in an amount sufficient, when combined with other legally available moneys in the Bond Fund and the Surplus Fund, to pay the principal of, premium if any, and interest on the 2019 Bonds when due and to fund the Reserve Fund up to the Required Reserve, but (i) not in excess of 50 mills, and (ii) at any time the Surplus Fund is less than the Maximum Surplus Amount, not less than 35 mills, or such lesser mill levy which, when combined with other legally available moneys then in the Bond Fund, will permit the District to pay the 2019 Bonds when due, to fund the Reserve Fund up to the Required Reserve, and to fund the Surplus Fund up to the Maximum Surplus Amount.

The 2019 Bonds are also secured by capitalized interest which was funded from proceeds of the 2019 Bonds in the amount of $710,595; the Reserve Fund, which was funded in the amount of the Required Reserve of $1,620,750 from proceeds of the 2019 Bonds; and by amounts on deposit in the Surplus Fund, if any, which was not funded as of the date of issuance of the 2019 Bonds.

Subject to the receipt of sufficient Pledged Revenue, the Reserve Fund is to be maintained in the amount of the Required Reserve for so long as any 2019 Bond is outstanding. If at any time the Reserve Fund is drawn upon or valued so that the amount of the Reserve Fund is less than the Required Reserve, the District is to deposit to the Reserve Fund amounts sufficient to bring the amount credited to the Reserve Fund to the Required Reserve. The balance in the Reserve Fund as of December 31, 2024, was $1,638,626.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$20,580,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2019 (2019 Bonds) (Continued)

The Surplus Fund will be funded from deposits of annual Pledged Revenue in excess of that needed to pay annual debt service, if any, up to the Maximum Surplus Amount of $2,058,000. Except to the extent Pledged Revenue is available, the District has no obligation to fund the Surplus Fund in any amount. The balance in the Surplus Fund as of December 31, 2024, was $2,089,109.

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

Year Ending December 31,	Principal	Interest	Total
2025	$ 305,000	$ 969,500	$ 1,274,500
2026	345,000	959,588	1,304,588
2027	355,000	948,375	1,303,375
2028	390,000	936,838	1,326,838
2029	405,000	924,163	1,329,163
2030-2034	2,570,000	4,317,500	6,887,500
2035-2039	3,650,000	3,571,750	7,221,750
2040-2044	5,095,000	2,522,500	7,617,500
2045-2049	6,905,000	1,077,000	7,982,000
Total	$ 20,020,000	$ 16,227,214	$ 36,247,214

Authorized Debt

The limit on the District's ability to issue debt is set forth in its Service Plan as $40,500,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue debt beyond this Service Plan Debt Issuance Limit.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the May 8, 2012 election, the actual costs of construction were not known. Without knowing the costs of construction, it was not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer, or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

With that understanding, on May 8, 2012, the District's electors voted to authorize debt issuance, by power, as follows:

	Amount Authorized on May 8, 2012	Authorization Used: Series 2013 Bonds	Authorization Used: Series 2018 Bonds	Authorization Used: Series 2019 Bonds	Authorized But Unused
Streets	$ 40,500,000	$ 1,058,333	$ 2,176,345	$ 6,587,131	$ 30,678,191
Water	$ 40,500,000	758,334	1,784,276	2,038,985	$ 35,918,405
Sewer	$ 40,500,000	-	4,303,038	2,348,602	$ 33,848,360
Park and Recreation	$ 40,500,000	683,333	21,485	982,262	$ 38,812,920
Public Transportation	$ 40,500,000	-	-	-	$ 40,500,000
Mosquito Control	$ 40,500,000	-	-	-	$ 40,500,000
Fire Protection	$ 40,500,000	-	42,701	-	$ 40,457,299
Television Relay	$ 40,500,000	-	-	-	$ 40,500,000
Traffic and Safety	$ 40,500,000	-	168,518	-	$ 40,331,482
IGA	$ 40,500,000	-	-	-	$ 40,500,000
O&M	$ 40,500,000	-	-	-	$ 40,500,000
Debt Refunding	$ 40,500,000	-	-	8,623,020	$ 31,876,980
Total		$ 2,500,000	$ 8,496,363	$ 20,580,000	
Service Plan Debt Issuance Limit	$ 40,500,000	$ 2,500,000	$ 8,496,363	$ 11,956,980	$ 17,546,657

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; however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

Facilities Funding and Acquisition Agreement

The District and DIATC, LLC (Original Developer) entered into a Facilities Funding and Acquisition Agreement (Original FFAA) on June 27, 2012. The Original FFAA was terminated pursuant to that certain Termination of Facilities Funding and Operation Funding Agreements (Termination Agreement) dated January 27, 2016 (effective December 31, 2015). Concurrently with the Termination Agreement, the District entered into a Facilities Funding Acquisition Agreement (FFAA) with DIA Tech Center, LLC (the Developer) on January 27, 2016 (effective December 31, 2015). Pursuant to the Termination Agreement, the Developer is entitled to reimbursement from the District for any advances made by the Original Developer under the Original FFAA.

Pursuant to the FFAA, the District and the Developer acknowledge that the District will incur construction related expenses in connection with the construction of certain public improvements in reliance upon the Developer's commitment to provide funding. In addition, the Developer has or will design, construct and complete certain improvements for District acquisition upon completion. To the extent that the public improvements are not designed, constructed, and completed by the Developer for the District's acquisition upon completion, the Developer shall advance funds to the District necessary to fund the construction related expenses up to $20,000,000 including the aggregate amount of verified construction costs incurred by the Developer.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Facilities Funding and Acquisition Agreement (Continued)

In addition, the District shall reimburse the Developer for organization expenses incurred. Simple interest accrues on the organization expenses and
construction related expense at a rate of 10% per annum until paid. For organizational expenses, simple interest shall accrue from the organizational date. For construction related expenses, simple interest shall accrue as follows: 1) on each Developer advance, from the date of deposit into the District's account, 2) on verified costs for amounts expenses by the Developer incurred prior to the organization date, from the organization date: 3) on verified costs for amounts expended by the Developer for improvement constructed after the organization date, from the date of verification.

As of December 31, 2024, there were no outstanding advances or accrued interest on organization costs.

Operation Funding Agreements (OFAs)

The District and the Original Developer entered into various operation funding agreements prior to 2016, including the 2012 Operation Funding Agreement, dated June 27, 2012, the 2013 Operation Funding Agreement, dated November 28, 2012, the 2014 Operation Funding Agreement, dated December 11, 2013, and the 2015 Operation Funding Agreement, dated December 4, 2014, (collectively, the Original OFAs). The Original OFAs were terminated pursuant to the Termination Agreement. The Developer is entitled to reimbursement from the District for all the advances made by the Original Developer under the Original OFAs. Interest for advances made by the Original Developer under the Original OFAs shall accrue at 10% per annum.

On January 27, 2016 (effective December 31, 2015), the District and DIA Tech Center, LLC (Developer) entered into the 2016 Operation Funding Agreement (2016 OFA). The 2016 OFA provides for the Developer to advance funds for ongoing operations expenses incurred by the District through December 31, 2016 in an amount not to exceed $43,000. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. The 2016 OFA expires on December 31, 2056, unless terminated earlier by the mutual agreement of all parties. Any obligations of the Developer to advance funds under the 2016 OFA expired on March 31, 2017. Any obligation of the District to reimburse the Developer expires on December 31, 2055. In the event that the District has not reimbursed the Developer for any Developer Advance made pursuant to the 2016 OFA on or before December 31, 2055, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

On December 1, 2016 (effective January 1, 2017), the District and the Developer entered into the 2017 Operation Funding Agreement (2017 OFA), as amended on December 7, 2017, on December 6, 2018, on December 4, 2020, on December 7, 2021 and on January 12, 2022. The 2017 OFA provides for the Developer to advance funds for ongoing operations expenses incurred by the District for fiscal years 2017 through 2023 in an aggregate amount not to exceed $100,000 (Shortfall Amount).

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Operation Funding Agreements (OFAs) (Continued)

However, if the District requires additional advances above the shortfall amount, the District may request additional funding in writing. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. The 2017 OFA expires on December 31, 2052, unless terminated earlier by the mutual agreement of the Parties. Any obligation of the Developer to advance funds will expire upon advance to the District of amounts sufficient to pay expenses incurred in 2017 through 2023, not to exceed the shortfall amount. Any obligation of the District to reimburse the Developer shall expire on December 31, 2052. In the event the District has not reimbursed the Developer for any Developer advance made pursuant to this agreement on or before December 31, 2052, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

As of December 31, 2024, there were no outstanding advances or accrued interest for operations.

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, 2024, the District had a net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	$ (2,473,299)

The 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 a restricted net position as of December 31, 2024, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 15,000
Debt Service Reserve	2,836,819
Capital Projects Reserve	1,451,986
Total Restricted Net Position	$ 4,303,805

NOTE 7 AGREEMENTS

Intergovernmental Agreement with Commerce City

On July 17, 2012, the District and Commerce City entered into an Intergovernmental Agreement. In the agreement, the District agrees to dedicate certain public improvements to the City as defined in the District's Service Plan. The City authorizes the District to provide operations and maintenance of landscape improvements and covenant enforcement services. Under this agreement, the District is not to apply for any Conservation Trust Funds, Great Outdoors Colorado Funds or any other funds available from or through governmental or nonprofit entities that the City is eligible to apply for except pursuant to an intergovernmental agreement with the City. This does not apply to specific ownership taxes.

The District shall not issue debt greater than $40,500,000 and the maximum mill levy is 50 mills for debt service.

The District shall send an annual report to the City by August 1 of each year which includes any boundary changes, agreements with other governmental entities, list of all facilities and improvements constructed or acquired and those dedicated to the City as of December 31 of the prior year, audit or audit exemption report, notice of continuing disclosure for events of default and any inability of the District to pay its obligations.

Intergovernmental Agreement with ECAGID and South Adams County Water and Sanitation District

On May 20, 2013, the District, the ECAGID and the South Adams County Water & Sanitation District through its enterprise (SACWSD), entered into an IGA in which the District agrees to provide certain water and sanitation improvements with funding from the ECAGID. The ECAGID will be the owner of the improvements until the loan is repaid by the District (at which time the ECAGID will transfer ownership to the SACWSD). There was no activity related to this agreement in 2024.

NOTE 8 RELATED PARTIES

The property within the District is being developed by the Developer. During 2024, all of the members of the Board of Directors were officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District. The District has entered into various funding agreements with the Developer as discussed in Note 5.

NOTE 9 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, 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 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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

On May 8, 2012, the District's voters passed an election question to increase property taxes $1,000,000, annually, without limitation of rate, to pay the District's operational and maintenance costs. Additionally, the District's electors also authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

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.

SUPPLEMENTARY INFORMATION

DIATC METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 1,306,522	$ 1,184,582	$ (121,940)
Specific Ownership Taxes	91,457	68,019	(23,438)
Interest Income	174,575	242,631	68,056
Total Revenues	1,572,554	1,495,232	(77,322)
EXPENDITURES			
County Treasurer's Fee	19,598	17,809	1,789
Paying Agent Fees	4,000	4,000	-
Bond Interest	979,087	979,088	(1)
Bond Principal	295,000	295,000	-
Contingency	2,315	-	2,315
Total Expenditures	1,300,000	1,295,897	4,103
NET CHANGE IN FUND BALANCE	272,554	199,335	(73,219)
Fund Balance - Beginning of Year	4,239,724	4,339,026	99,302
FUND BALANCE - END OF YEAR	$ 4,512,278	$ 4,538,361	$ 26,083

DIATC METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 53,992	$ 112,933	$ 58,941
Total Revenues	53,992	112,933	58,941
EXPENDITURES			
Public Improvements	2,315,000	-	2,315,000
Total Expenditures	2,315,000	-	2,315,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,261,008)	112,933	2,373,941
OTHER FINANCING SOURCES (USES)			
Developer Advance	2,315,000	-	(2,315,000)
Repay Developer Advance	(2,315,000)	-	2,315,000
Total Other Financing Sources	-	-	-
NET CHANGE IN FUND BALANCE	(2,261,008)	112,933	2,373,941
Fund Balance - Beginning of Year	2,261,008	2,278,241	17,233
FUND BALANCE - END OF YEAR	$ -	$ 2,391,174	$ 2,391,174

OTHER INFORMATION

DIATC METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2024

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$20,580,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2019 Dated September 12, 2019 Interest Rate 3.25%-5.00% June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2025	$ 305,000	$ 969,500	$ 1,274,500
2026	345,000	959,588	1,304,588
2027	355,000	948,375	1,303,375
2028	390,000	936,838	1,326,838
2029	405,000	924,163	1,329,163
2030	445,000	911,000	1,356,000
2031	465,000	888,750	1,353,750
2032	515,000	865,500	1,380,500
2033	545,000	839,750	1,384,750
2034	600,000	812,500	1,412,500
2035	630,000	782,500	1,412,500
2036	690,000	751,000	1,441,000
2037	720,000	716,500	1,436,500
2038	785,000	680,500	1,465,500
2039	825,000	641,250	1,466,250
2040	900,000	600,000	1,500,000
2041	945,000	555,000	1,500,000
2042	1,020,000	507,750	1,527,750
2043	1,075,000	456,750	1,531,750
2044	1,155,000	403,000	1,558,000
2045	1,215,000	345,250	1,560,250
2046	1,305,000	284,500	1,589,500
2047	1,370,000	219,250	1,589,250
2048	1,470,000	150,750	1,620,750
2049	1,545,000	77,250	1,622,250
Total	$ 20,020,000	$ 16,227,214	$ 36,247,214

CONTINUING DISCLOSURE OBLIGATION
ADDITIONAL INFORMATION REQUIRED BY
GENERAL OBLIGATION LIMITED TAX REFUNDING
AND IMPROVEMENT BONDS SERIES 2019

DIATC METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2024
(UNAUDITED)

History of Assessed Valuation and Mill Levies

	Assessed Valuation		Mill Levies		
Levy/ Collection Year	Amount (1)	Percent Change	Debt Service Mill Levy	Operations Mill Levy	Total Levy
2024/2025	$ 59,262,190	(9.28)%	20.000	7.500	27.500
2023/2024	65,326,110	57.42	20.000	7.500	27.500
2022/2023	41,499,170	22.79	50.000	7.500	57.500
2021/2022	33,797,130	46.65	50.000	7.500	57.500
2020/2021	23,046,870	22.19	50.000	7.500	57.500

Levy/ Collection Year	Taxes Levied	Current Tax Collection	Collection Rate
2024/2025	$ 1,625,536	$ 719,160 (2)	44.24 %
2023/2024	1,792,279	1,624,551	90.64 %
2022/2023	2,382,061	2,382,593	99.71
2021/2022	1,941,856	1,942,573	100.04
2020/2021	1,325,195	1,225,718	92.49

Assessed and "Actual" Valuation of Classes of Property in the District

Property Class	"Actual" Valuation	Total Assessed Valuation (3)	Percentage of Total Assessed Valuation
Commercial	$ 177,148,828	$ 49,424,510	84.19 %
Vacant Land	7,200,379	2,008,910	3.42
State Assessed	10,143	2,820	0.00
Personal Property	26,055,229	7,269,410	12.38
Total	$ 210,414,579	$ 58,705,650	100.00 %

Assessed and "Actual" Valuation of Classes of Property in the District - Debt Only

Property Class	"Actual" Valuation	Total Assessed Valuation (3)	Percentage of Total Assessed Valuation
Vacant Land	$ 1,855,456	$ 517,670	93.02 %
State Assessed	1,995	560	0.10
Personal Property	137,327	38,310	6.88
Total	$ 1,994,778	$ 556,540	100.00 %

(1) Includes Assessed Valuation for debt-only mill levy
(2) Collections through April 2025
(3) The assessed valuation presented was certified as of December 2024

Budget Summary and Comparison
General Fund

	2023 Budget	2024 Budget	2024 Actual (Unaudited)
REVENUES			
Property Taxes	$ 307,102	$ 485,757	$ 439,969
Specific Ownership Taxes	21,497	34,003	25,045
Interest Income	4,000	15,116	23,593
Other Revenue	-	-	12,596
Total Revenues	332,599	534,876	501,203
EXPENDITURES			
General and Administrative:			
Accounting	30,000	33,000	37,957
Auditing	5,000	5,500	5,200
Banking Fees	-	100	604
County Treasurer's Fee	4,607	7,286	6,558
District Management	35,000	37,500	23,397
Dues And Membership	-	600	-
Election	2,500	-	503
Insurance	7,500	9,000	8,796
Legal	28,000	30,000	29,570
Engineering	-	-	5,810
Website	5,000	5,000	963
Contingency	1,093	3,014	-
Operations and Maintenance:			
Landscaping	20,000	40,500	32,191
Tree Replacement	5,000	10,000	-
Detention Pond Maintenance	4,000	8,000	-
Miscellaneous Maintenance	300	20,000	22,591
Miscellaneous	-	2,000	-
Repairs and Maintenance	20,000	-	-
Snow Removal	10,000	15,000	6,968
Storm Water	1,000	1,000	-
Street Repair and Maintenance	20,000	20,000	22,875
Trash Cleanup	5,000	5,000	-
Utilities	20,000	18,000	6,380
Winter Watering	2,000	2,500	-
Total Expenditures	226,000	273,000	210,363
NET CHANGE IN FUND BALANCE	106,599	261,876	290,840
Fund Balance - Beginning of Year	63,651	251,039	225,969
FUND BALANCE - END OF YEAR	$ 170,250	$ 512,915	$ 516,809

DIATC METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2024
(UNAUDITED)

Budget Summary and Comparison
Debt Service Fund

	2023 Budget	2024 Budget	2024 Actual (Unaudited)
REVENUES			
Property Taxes	$ 2,074,959	$ 1,306,522	$ 1,184,582
Specific Ownership Taxes	145,247	91,457	68,019
Interest Income	35,000	174,575	242,631
Total Revenues	2,255,206	1,572,554	1,495,232
EXPENDITURES			
County Treasurer's Fee	31,124	19,598	17,809
Paying Agent Fees	4,000	4,000	4,000
Bond Interest - Series 2019	987,700	979,087	979,088
Bond Principal - Series 2019	265,000	295,000	295,000
Contingency	2,123	2,315	-
Total Expenditures	1,289,947	1,300,000	1,295,897
NET CHANGE IN FUND BALANCE	965,259	272,554	199,335
Fund Balance - Beginning of Year	3,185,904	4,239,724	4,339,026
FUND BALANCE - END OF YEAR	$ 4,151,163	$ 4,512,278	$ 4,538,361

Budget Summary and Comparison
Capital Projects Fund

	2023 Budget	2024 Budget	2024 Actual (Unaudited)
REVENUES			
Interest Income	$ 20,000	$ 53,992	$ 112,933
Total Revenues	20,000	53,992	112,933
EXPENDITURES			
General and Administrative:			
Engineering - Cost Verification	20,000	-	-
Public Improvements	1,900,000	2,315,000	-
Contingency	203,955	-	-
Total Expenditures	2,123,955	2,315,000	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,103,955)	(2,261,008)	112,933
OTHER FINANCING SOURCES (USES)			
Developer Advance	1,900,000	2,315,000	-
Repay Developer Advance - Principal	(1,900,000)	(2,315,000)	-
Repay Developer Advance - Interest	(65,000)	-	-
Total Other Financing Sources (Uses)	(65,000)	-	-
NET CHANGE IN FUND BALANCE	(2,168,955)	(2,261,008)	112,933
Fund Balance - Beginning of Year	2,168,955	2,261,008	2,278,241
FUND BALANCE - END OF YEAR	$ -	$ -	$ 2,391,174

EXHIBIT B
2026 Budget

RESOLUTION NO. 2025-11-02

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY

RESOLUTION OF THE BOARD OF DIRECTORS OF DIATC METROPOLITAN DISTRICT, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2026

A. The Board of Directors of the DIATC Metropolitan District (the "**District**") has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2025 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 5, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("**TABOR**") and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DIATC METROPOLITAN DISTRICT, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

RESOLUTION APPROVED AND ADOPTED on November 5, 2025.

DIATC METROPOLITAN DISTRICT

By: ______________________________
President

Attest:

By: ______________________________
Secretary

4934-4465-8038, v. 2

EXHIBIT A

Budget

DIATC METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

DIATC METRO DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 6,843,236	$ 7,446,344	$ 7,731,320
REVENUES			
Property taxes	1,624,551	1,463,723	1,886,951
Specific ownership taxes	93,064	70,000	113,217
Interest Income	379,157	293,000	218,826
Other Revenue	12,596	-	-
Total revenues	2,109,368	1,826,723	2,218,994
Total funds available	8,952,604	9,273,067	9,950,314
EXPENDITURES			
General Fund	210,363	245,468	378,000
Debt Service Fund	1,295,897	1,296,279	1,340,012
Capital Projects Fund	-	-	2,500,000
Total expenditures	1,506,260	1,541,747	4,218,012
ENDING FUND BALANCES	$ 7,446,344	$ 7,731,320	$ 5,732,302
EMERGENCY RESERVE	$ 15,100	$ 13,100	$ 16,700
AVAILABLE FOR OPERATIONS	501,709	692,066	865,219
DEBT SERVICE RESERVE FUND	1,620,750	1,620,750	1,620,750
SURPLUS FUND	2,058,000	2,058,000	2,058,000
RESERVE FOR FUTURE DEBT SERVICE	859,611	866,230	1,171,633
TOTAL RESERVE	$ 5,055,170	$ 5,250,146	$ 5,732,302

DIATC METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	$ 55,535,950	$ 49,424,510	$ 55,649,580
State assessed	2,870	2,820	4,240
Vacant land	1,988,510	2,008,910	2,658,560
Personal property	7,240,230	7,269,410	9,581,110
Certified Assessed Value	$ 64,767,560	$ 58,705,650	$ 67,893,490
MILL LEVY			
General	7.500	7.500	7.500
Debt Service	20.000	20.000	20.000
Total mill levy	27.500	27.500	27.500
PROPERTY TAXES			
General	$ 485,757	$ 440,292	$ 509,201
Debt Service	1,295,351	1,174,113	1,357,870
Levied property taxes	1,781,108	1,614,405	1,867,071
Adjustments to actual/rounding	(167,728)	(161,813)	-
Budgeted property taxes	$ 1,613,380	$ 1,452,592	$ 1,867,071
ASSESSED VALUATION - DEBT ONLY			
State assessed	$ 690	$ 560	$ 550
Vacant land	517,670	517,670	919,870
Personal property	40,190	38,310	73,590
	558,550	556,540	994,010
Certified Assessed Value	$ 558,550	$ 556,540	$ 994,010
MILL LEVY - DEBT ONLY			
Debt Service	20.000	20.000	20.000
Total mill levy	20.000	20.000	20.000
PROPERTY TAXES - DEBT ONLY			
Debt Service	$ 11,171	$ 11,131	$ 19,880
Levied property taxes	11,171	11,131	19,880
Budgeted property taxes	$ 11,171	$ 11,131	$ 19,880
PROPERTY TAXES - COMBINED ALL PROPERTY			
General	$ 485,757	$ 440,292	$ 509,201
Debt Service	1,306,522	1,185,244	1,377,750
Levied property taxes	1,792,279	1,625,536	1,886,951
Adjustments to actual/rounding	(167,728)	(161,813)	-
Budgeted property taxes	$ 1,624,551	$ 1,463,723	$ 1,886,951
BUDGETED PROPERTY TAXES			
General	**$ 439,969**	**$ 395,825**	**$ 509,201**
Debt Service	**1,184,582**	**1,067,898**	**1,377,750**
	$ 1,624,551	**$ 1,463,723**	**$ 1,886,951**

See summary of significant assumptions.

DIATC METRO DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 225,970	$ 516,809	$ 705,166
REVENUES			
Property taxes	439,969	395,825	509,201
Specific ownership taxes	25,045	20,000	30,552
Interest Income	23,592	18,000	15,000
Other Revenue	12,596	-	-
Total revenues	501,202	433,825	554,753
Total funds available	727,172	950,634	1,259,919
EXPENDITURES			
General and administrative			
Accounting	37,957	40,000	43,000
Auditing	5,200	5,500	6,000
County Treasurer's Fee	6,558	5,937	7,638
Election	503	9,629	1,000
Dues and Membership	-	503	1,000
Insurance	8,796	10,749	15,000
Legal	29,570	20,000	30,000
Banking fees	604	650	1,000
Website	963	500	5,000
Contingency	-	-	5,362
Operations and maintenance			
District management	23,397	22,000	26,000
Engineering	5,810	10,000	10,000
Landscaping	32,191	40,500	45,000
Tree Replacement	-	10,000	10,500
Detention Pond Maintenance	-	16,000	16,000
Street Repair and Maintenance	22,875	-	100,000
Snow removal	6,968	15,000	15,000
Storm Water	-	1,000	1,000
Winter Watering	-	2,500	2,500
Utilities	6,380	10,000	12,000
Miscellaneous maintenance	22,591	20,000	20,000
Trash Cleanup	-	5,000	5,000
Total expenditures	210,363	245,468	378,000
ENDING FUND BALANCES	$ 516,809	$ 705,166	$ 881,919
EMERGENCY RESERVE	$ 15,100	$ 13,100	$ 16,700
AVAILABLE FOR OPERATIONS	501,709	692,066	865,219
TOTAL RESERVE	$ 516,809	$ 705,166	$ 881,919

See Summary of Significant Assumptions

DIATC METRO DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 4,339,026	$ 4,538,361	$ 4,544,980
REVENUES			
Property taxes	1,184,582	1,067,898	1,377,750
Specific ownership taxes	68,019	50,000	82,665
Interest Income	242,631	185,000	185,000
Total revenues	1,495,232	1,302,898	1,645,415
Total funds available	5,834,258	5,841,259	6,190,395
EXPENDITURES			
General and administrative			
County Treasurer's Fee	17,809	17,779	20,666
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	10,758
Debt Service			
Bond interest	979,088	969,500	959,588
Bond principal	295,000	305,000	345,000
Total expenditures	1,295,897	1,296,279	1,340,012
ENDING FUND BALANCES	$ 4,538,361	$ 4,544,980	$ 4,850,383
DEBT SERVICE RESERVE FUND	$ 1,620,750	$ 1,620,750	$ 1,620,750
SURPLUS FUND	2,058,000	2,058,000	$ 2,058,000
RESERVE FOR FUTURE DEBT SERVICE	859,611	866,230	1,171,633
TOTAL RESERVE	$ 4,538,361	$ 4,544,980	$ 4,850,383

DIATC METRO DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,278,240	$ 2,391,174	$ 2,481,174
REVENUES			
Interest Income	112,934	90,000	18,826
Total revenues	112,934	90,000	18,826
Total funds available	2,391,174	2,481,174	2,500,000
EXPENDITURES			
Capital Projects			
Capital outlay	-	-	2,500,000
Total expenditures	-	-	2,500,000
ENDING FUND BALANCES	$ 2,391,174	$ 2,481,174	$ -

See summary of significant assumptions.

DIATC METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on June 7, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Commerce City on December 19, 2011. The District's service area is located in the City of Commerce City, Adams County.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

On May 8, 2012, the District's voters authorized total indebtedness for the above listed facilities. The election also approved an annual increase in property taxes, to pay the District's operation and maintenance costs.

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

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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Revenues (Continued)

Property Taxes (continued)

For property tax collection year 2026, HB24B-1001 sets the assessment rates and actual value reductions 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%

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 6% of the property taxes collected by both the General Fund and the Debt Service Fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

Developer Advance

The District is in development stage. Capital expenditures are expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for repayment using bond proceeds and other legally available revenue.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Administrative and Operating

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other miscellaneous expenses. Estimated operations and maintenance expenditures related to streets, drainage, landscaping, irrigation, and trails were also included in the General Fund budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2019 Bonds (discussed under Debt and Leases).

Capital Outlay

In 2025, the District anticipates acquiring public improvements constructed and funded by the Developer and repaying the Developer for costs of such public improvements from bond proceeds.

Debt and Leases

The District issued General Obligation Limited Tax Refunding and Improvement Bonds, Series 2019 (the "Bonds") on September 12, 2019, in the amount of $20,580,000. The proceeds from the sale of the Bonds were used for the purpose of:

(i) Paying, or reimbursing the Developer for, the costs associated with the acquisition, construction, or installation of a portion of the Public Improvements;

(ii) Refunding the entire outstanding principal of and accrued interest due on the 2018 Loan and paying the required prepayment fee in connection therewith;

(iii) Funding the Reserve Fund in the amount of the Required Reserve ($1,620,750);

(iv) Paying costs in connection with the issuance of the Bonds and the refunding of the 2018 Loan.

The Bonds were issued as term bonds bearing interest at 3.25% to 5.00%, payable semiannually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Bonds mature on December 1, 2049.

To the extent principal of any Bonds is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Bonds. To the extent interest on any Bonds is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Bonds; provided however, that notwithstanding anything herein to the contrary, the District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Bonds, including all payments of principal, premium if any, and interest, and all Bonds will be deemed defeased and no longer outstanding upon the payment by the District of such amount.

Debt and Leases (Continued)

The Bonds are secured by and payable solely from Pledged Revenue, net of the cost of collection, which is defined generally in the Indenture as:

(a) the Required Mill Levy;

(b) all Capital Fees, if any;

(c) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and

(d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The Bonds are additionally secured by capitalized interest which will be funded with proceeds of the Bonds in the amount of $710,595, the Reserve Fund, which will be initially funded with proceeds of the Bonds in the amount of $1,620,750, and by amounts on deposit in the Surplus Fund, if any, which will not be funded as of the date of issuance of the Bonds and will be funded with excess Pledged Revenue, if any, up to the Maximum Surplus Amount of $2,058,000.

The District has no capital or operating leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3.00% of the fiscal year spending for 2026, as defined under TABOR.

Debt Service Reserve Fund

The District is required to maintain a debt service reserve in accordance with the 2019 Bonds issuance. This reserve has been established.

This information is an integral part of the accompanying budget.

DIATC METROPOLITAN DISTRICT
DEBT SERVICE REQUIREMENTS TO MATURITY

Year Ending December 31,	$20,580,000 General Obligation Limited Tax Refunding and Improvement Bonds Series 2019 Date: September 12, 2019 Interest Rate: 3.25% to 5.00% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ 345,000	$ 959,588	$ 1,304,588
2027	355,000	948,375	1,303,375
2028	390,000	936,838	1,326,838
2029	405,000	924,163	1,329,163
2030	445,000	911,000	1,356,000
2031	465,000	888,750	1,353,750
2032	515,000	865,500	1,380,500
2033	545,000	839,750	1,384,750
2034	600,000	812,500	1,412,500
2035	630,000	782,500	1,412,500
2036	690,000	751,000	1,441,000
2037	720,000	716,500	1,436,500
2038	785,000	680,500	1,465,500
2039	825,000	641,250	1,466,250
2040	900,000	600,000	1,500,000
2041	945,000	555,000	1,500,000
2042	1,020,000	507,750	1,527,750
2043	1,075,000	456,750	1,531,750
2044	1,155,000	403,000	1,558,000
2045	1,215,000	345,250	1,560,250
2046	1,305,000	284,500	1,589,500
2047	1,370,000	219,250	1,589,250
2048	1,470,000	150,750	1,620,750
2049	1,545,000	77,250	1,622,250
Totals	$ 19,715,000	$ 15,257,714	$ 34,972,714

I, Jodie B. Thompson, hereby certify that I am the duly appointed Secretary of the DIATC Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the DIATC Metropolitan District held on November 5, 2025.

Jodi Thompson

Secretary

4934-4465-8038, v. 2

RESOLUTION NO. 2025-11-03

RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE DIATC METROPOLITAN DISTRICT LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026 BUDGET YEAR

A. The Board of Directors of the DIATC Metropolitan District (the "**District**") has adopted an annual budget in accordance with the Local Government Budget Law, on November 5, 2025.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general operating expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt retirement expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the DIATC Metropolitan District, City of Commerce City, Adams County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[**SIGNATURE PAGE FOLLOWS]**

[SIGNATURE PAGE TO RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 5, 2025.

DIATC METROPOLITAN DISTRICT

By: ______________________________
President

Attest:

By: ______________________________
Secretary

EXHIBIT 1

Certification of Tax Levies

395 County Tax Entity Code | DOLA LGID/SID 66355

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams County, Colorado.

On behalf of the DIATC METROPOLITAN DISTRICT,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the DIATC Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 67,893,490
(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 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: $ 67,893,490
(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: 12/10/2025 for budget/fiscal year 2026.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	7.500	mills	$ 509,201
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	7.500	**mills**	**$** 509,201
3. General Obligation Bonds and Interest[J]	20.000	mills	$ 1,357,870
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]	27.500	**mills**	**$** 1,867,071

Contact person: (print) Jeffrey Peek | Daytime phone: (615) 800-3440

Signed: [signature] | 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).

<u>THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT</u> (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: Refunding/Public Improvement
   Series: General Obligation Limited Tax Refunding & Improvement Bonds, Series 2019
   Date of Issue: 09/12/2019
   Coupon Rate: 3.25% - 5.00%
   Maturity Date: 12/01/2049
   Levy: 20.000 mills
   Revenue: $ 1,357,870

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.

Mill Levy Public Information
Pursuant to § 39-1-125, C.R.S.

Taxing Entity Information

Taxing Entity	DIATC Metropolitan District
County	Adams
DOLA Local Government ID Number	66355
Subdistrict Number (if applicable)	N/A
Budget / Fiscal Year	2026

Mill Levy Information

	Operations	Debt Service
1. Mill Levy Purpose	General Operating	Debt Service
2. Mill Levy Rate (Mills)	7.500	20.000
3. Previous Year Mill Levy Rate (Mills)	7.500	20.000
4. Previous Year Mill Levy Revenue Collected	$ 440,292	$ 1,174,113
5. Mill Levy Maximum Without Further Voter Approval	50.000	50.000
6. Allowable Annual Growth in Mill Levy Revenue	$ 1,000,000	$ 1,000,000
7. Actual Growth in Mill Levy Revenue Over Prior Year	$ 113,376	$ 309,852
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constiution (TABOR)?	Yes	Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.50%) § 29-1-301, C.R.S.?	No	No
10. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.25%) § 29-1-1702, C.R.S.?	No	No
11. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government?	No	No
12. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount of revenue?	No	No
13. Other or additional information	N/A	N/A

Contact Information

Contact Person	Jeffrey Peek
Title	Accountant for the District
Phone	(615)800-3440
Email	jeffrey.peek@claconnect.com

Mill Levy Tax Reporting

12/10/2025 4:16:34 PM

Tax Entity

Budget Year: 2026

Tax Year: 2025

Entity Information

DOLA Local Government ID: 66355

DOLA Subdistrict ID: 1

Taxing Entity Name: DIATC METRO DISTRICT

Governing Body: Board of Directors

Local Government Name: DIATC METRO DISTRICT

Subdistrict Name: DIATC METRO DISTRICT

Entity Type:

- [ ] Cities and Towns
- [ ] Counties
- [ ] County Purposes
- [ ] Junior Colleges
- [ ] School Districts
- [X] Special Districts

Valuations

Gross Assessed Valuation: $67,893,490.00

Net Assessed Valuation: $67,893,490.00

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area, the tax levies must be 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 provided.

Contact Information

Name: Jeffrey Peek

Title: Accountant for the District

Email Address: Jeffrey.Peek@claconnect.com

Phone: (615) 800-3440

Files

DLG70: MLC DIATC 2026 Adams 1 of 2 - Signed.pdf

Totals

General Operating Expenses

Levy (Mills): 7.500

Revenue: $509,201.18

Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction

Levy (Mills): (-)0.000

Revenue: $0.00

Subtotals (General Minus Temporary)

Levy (Mills): 7.500

Revenue: $509,201.18

General Obligation Bonds and Interest

Levy (Mills): 20.000

Revenue: $1,357,869.80

This will automatically be calculated based on the Bonds and Contracts section.

Contractual Obligations

Levy (Mills): 0.000

Revenue: $0.00

This will automatically be calculated based on the Bonds and Contracts section.

Capital Expenditures

Levy (Mills): 0.000

Revenue: $0.00

Refunds/Abatements

Levy (Mills): 0.000

Revenue: $0.00

Incentive Levy

Levy (Mills): 0.000

Revenue: $0.00

Asbestos ADA Levy

Levy (Mills): 0.000

Revenue: $0.00

Other

Levy (Mills): 0.000

Revenue: $0.00

Total

Levy (Mills): 27.500

Revenue: $1,867,070.98

Bonds and Contracts

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 certity 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.

Do you have bonds?:

- [x] Yes
- [ ] No

Bonds

Purpose of Issue: Refunding/Public Improvement

Series: General Obligation Limited Tax Refunding & Improvement Bonds, Series 2019

Date of Issue: 09-12-2019

Coupon Rate: 3.25 - 5.00%

Maturity Date: 12-01-2049

Levy (Mills): 20.000

Revenue: $1,357,869.80

Total Bond Levy (Mills): 20.000

Do you have contracts?:

- [ ] Yes
- [x] No

HB24-1302

HB24-1302 requires local governments that levy property tax to provide the following information to counties when they certify mill levies by December 15 as part of the budget process. This information is required for each mill being levied, click the button at the bottom of the form to add additional mills.

Mill Levy

Mill Levy Name/Purpose: Operations

Rate (Mills): 7.500

Previous Year Mill Levy Rate (Mills): 7.500

Previous Year Mill Levy Revenue Collected: $440292

Mill Levy Max: 0

Allowable Annual Growth: $1000000

Actual Annual Growth: $68,909

Mill levy revenue allowed to be retained and spent as a TABOR voter-approved revenue change?: Yes

Subject to the Statutory 5.5% Property Tax Limit 29-1-301? (Yes/No):

- [ ] Y
- [x] N

Subject to the Statutory 5.25%/10.5% Property Tax Limit 29-1-1702? (Yes/No):

- [ ] Y
- [x] N

Subject to other limits? (Yes/No):

- [ ] Y
- [x] N

Does the mill levy need to be adjusted to collect a certain amount of revenue? (Yes/No):

- [ ] Y
- [x] N

Additional Information. May include optional or additional information for responses above.: Mill Levy Max: Unlimited

Mill Levy Name/Purpose: Debt Service

Rate (Mills): 20.000

Previous Year Mill Levy Rate (Mills): 20.000

Previous Year Mill Levy Revenue Collected: $1174113

Mill Levy Max: 50.000

Allowable Annual Growth: $0

Actual Annual Growth: $183,757

Mill levy revenue allowed to be retained and spent as a TABOR voter-approved revenue change?: Yes

Subject to the Statutory 5.5% Property Tax Limit 29-1-301? (Yes/No):

- [ ] Y
- [x] N

Subject to the Statutory 5.25%/10.5% Property Tax Limit 29-1-1702? (Yes/No):

- [ ] Y
- [x] N

Subject to other limits? (Yes/No):

- [ ] Y
- [x] N

Does the mill levy need to be adjusted to collect a certain amount of revenue? (Yes/No):

- [ ] Y
- [x] N

Additional Information. May include optional or additional information for responses above.: Allowable Annual Growth: Not Applicable

***This information must be submitted for each mill levy, please click here to add additional mill levies.**

Confirmation

I am certifiying 27.500 Mills and $1,867,070.98 Revenue. I confirm that I have provided mill levy tax information completely and reviewed it for accuracy, and I am authorized to submit this information to Adams County.

Print Name: Alyssa Ferreira

Date: 12-10-2025

553 County Tax Entity Code — DOLA LGID/SID 66355

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams County, Colorado.

On behalf of the DIATC Metropolitan District - Bond,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the DIATC Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 994,010
(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 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: $ 994,010
(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: 12/10/2025 (mm/dd/yyyy) for budget/fiscal year 2026 (yyyy).
(no later than Dec. 15)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]		mills	$
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:		**mills**	**$**
3. General Obligation Bonds and Interest[J]	20.000	mills	$ 19,880
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]	20.000	**mills**	**$** 19,880

Contact person: (print) Jeffrey Peek — Daytime phone: (615) 800-3440

Signed: Jeffrey.Peek@claconnect.com Digitally signed by Jeffrey.Peek@claconnect.com Date: 2025.12.07 15:08:38 -06'00' — 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).

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: Refunding/Public Improvements
   Series: General Obligation Limited Tax Refunding & Improvements Bonds, Series 2019
   Date of Issue: 09/12/2019
   Coupon Rate: 3.25% - 5.00%
   Maturity Date: 12/01/2049
   Levy: 20.00 mills
   Revenue: $ 19,880

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.

Mill Levy Public Information
Pursuant to § 39-1-125, C.R.S.

Taxing Entity Information

EXAMPLE ANSWERS

Taxing Entity	DIATC Metropolitan District - Bond	District name
County	Adams	
DOLA Local Government ID Number	66355	
Subdistrict Number (if applicable)	N/A	
Budget / Fiscal Year	2026	

Mill Levy Information

	Debt Service
1. Mill Levy Purpose	Debt Service
2. Mill Levy Rate (Mills)	20.000
3. Previous Year Mill Levy Rate (Mills)	20.000
4. Previous Year Mill Levy Revenue Collected	$ 11,131
5. Mill Levy Maximum Without Further Voter Approval	50
6. Allowable Annual Growth in Mill Levy Revenue	$ 1,000,000
7. Actual Growth in Mill Levy Revenue Over Prior Year	$ 8,749
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constiution (TABOR)?	Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.50%) § 29-1-301, C.R.S.?	No
10. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.25%) § 29-1-1702, C.R.S.?	No
11. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government?	No - no other limit for 2025/2026 collection
12. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If “Yes”, what is the amount of revenue?	No
13. Other or additional information	N/A

Contact Information

Contact Person	Jeffrey Peek
Title	Accountant for the District
Phone	(615)800-3440
Email	jeffrey.peek@claconnect.com

Mill Levy Tax Reporting

12/10/2025 4:22:25 PM

Tax Entity

Budget Year: 2026

Tax Year: 2025

Entity Information

DOLA Local Government ID: 66355

DOLA Subdistrict ID: 2

Taxing Entity Name: DIATC METRO DISTRICT BOND

Governing Body: Board of Directors

Local Government Name: DIATC METRO DISTRICT BOND

Subdistrict Name: DIATC METRO DISTRICT BOND

Entity Type:

- [ ] Cities and Towns
- [ ] Counties
- [ ] County Purposes
- [ ] Junior Colleges
- [ ] School Districts
- [x] Special Districts

Valuations

Gross Assessed Valuation: $994,010.00

Net Assessed Valuation: $994,010.00

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area, the tax levies must be 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 provided.

Contact Information

Name: Jeffrey Peek

Title: Accountant for the District

Email Address: Jeffrey.Peek@claconnect.com

Phone: (615) 800-3440

Files

DLG70: [MLC DIATC 2026 Adams 2 of 2 - Signed.pdf]

Totals

General Operating Expenses

Levy (Mills): 0.000

Revenue: $0.00

Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction

Levy (Mills): (-)0.000

Revenue: $0.00

Subtotals (General Minus Temporary)

Levy (Mills): 0.000

Revenue: $0.00

General Obligation Bonds and Interest

Levy (Mills): 20.000

Revenue: $19,880.20

This will automatically be calculated based on the Bonds and Contracts section.

Contractual Obligations

Levy (Mills): 0.000

Revenue: $0.00

This will automatically be calculated based on the Bonds and Contracts section.

Capital Expenditures

Levy (Mills): 0.000

Revenue: $0.00

Refunds/Abatements

Levy (Mills): 0.000

Revenue: $0.00

Incentive Levy

Levy (Mills): 0.000

Revenue: $0.00

Asbestos ADA Levy

Levy (Mills): 0.000

Revenue: $0.00

Other

Levy (Mills): 0.000

Revenue: $0.00

Total

Levy (Mills): 20.000

Revenue: $19,880.20

Bonds and Contracts

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 certity 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.

Do you have bonds?:

- [x] Yes
- [ ] No

Bonds

Purpose of Issue: Refunding/Public Improvements

Series: General Obligation Limited Tax Refunding & Improvements Bonds, Series 2019

Date of Issue: 09-12-2019

Coupon Rate: 3.25 - 5.00%

Maturity Date: 12-01-2049

Levy (Mills): 20.000

Revenue: $19,880.20

Total Bond Levy (Mills): 20.000

Do you have contracts?:

- [ ] Yes
- [x] No

HB24-1302

HB24-1302 requires local governments that levy property tax to provide the following information to counties when they certify mill levies by December 15 as part of the budget process. This information is required for each mill being levied, click the button at the bottom of the form to add additional mills.

Mill Levy

Mill Levy Name/Purpose: Debt Service

Rate (Mills): 20.000

Previous Year Mill Levy Rate (Mills): 20.000

Previous Year Mill Levy Revenue Collected: $11131

Mill Levy Max: 50.000

Allowable Annual Growth: $0

Actual Annual Growth: $8,749

Mill levy revenue allowed to be retained and spent as a TABOR voter-approved revenue change?: Yes

Subject to the Statutory 5.5% Property Tax Limit 29-1-301? (Yes/No):

- [ ] Y
- [x] N

Subject to the Statutory 5.25%/10.5% Property Tax Limit 29-1-1702? (Yes/No):

- [ ] Y
- [x] N

Subject to other limits? (Yes/No):

- [ ] Y
- [x] N

Does the mill levy need to be adjusted to collect a certain amount of revenue? (Yes/No):

- [ ] Y
- [x] N

Additional Information. May include optional or additional information for responses above.: Allowable Annual Growth: Not applicable.

***This information must be submitted for each mill levy, please click here to add additional mill levies.**

Confirmation

I am certifiying 20.000 Mills and $19,880.20 Revenue. I confirm that I have provided mill levy tax information completely and reviewed it for accuracy, and I am authorized to submit this information to Adams County.

Print Name: Alyssa Ferreira

Date: 12-10-2025

I, Jodie B. Thompson, hereby certify that I am the duly appointed Secretary of the DIATC Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Tax Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the DIATC Metropolitan District held on November 5, 2025.

Jodie Thompson

Secretary