

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
WELD COUNTY, COLORADO**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2025**

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Altamira Metropolitan District No. 5  
Weld County, Colorado

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Altamira Metropolitan District No. 5 (the District), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Altamira Metropolitan District No. 5, as of December 31, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' 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.

### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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 generally accepted auditing standards, 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**

Accounting principles generally accepted in the United States of America require that the general fund budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board 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 opinions on the basic financial statements are not affected by this missing information.

### **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the schedule of assessed valuation, mill levy, and property taxes collected, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

*The Adams Group, LLC*

Greenwood Village, Colorado  
May 5, 2026

## **BASIC FINANCIAL STATEMENTS**

**ALTAMIRA METROPOLITAN DISTRICT NO. 5**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash and Cash Equivalents - Unrestricted	\$ 3,057,832
Cash and Cash Equivalents - Restricted	100,000
Prepaid Insurance	2,817
Property Tax Receivable	3,473,528
Total Assets	6,634,177
<b>LIABILITIES</b>	
Accounts Payable	8,834
Total Liabilities	8,834
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax	3,473,528
Total Deferred Inflows of Resources	3,473,528
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	100,000
Net Position - Unrestricted	3,051,815
Total Net Position	\$ 3,151,815

See accompanying Notes to Basic Financial Statements.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2025**

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position
<b>FUNCTIONS/PROGRAMS</b>				
Primary Government:				
Governmental Activities:				
General Government	\$ 856,763	\$ -	\$ -	\$ (856,763)
Total Governmental Activities	\$ 856,763	\$ -	\$ -	(856,763)
<b>GENERAL REVENUES</b>				
Property Taxes				3,100,037
Specific Ownership Taxes				125,563
Interest Income				106,085
Total General Revenues				3,331,685
<b>CHANGES IN NET POSITION</b>				
Net Position - Beginning of Year				676,893
<b>NET POSITION - END OF YEAR</b>				\$ 3,151,815

See accompanying Notes to Basic Financial Statements.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
BALANCE SHEET –  
GOVERNMENTAL FUND  
DECEMBER 31, 2025**

	General
<b>ASSETS</b>	
Cash and Cash Equivalents - Unrestricted	\$ 3,057,832
Cash and Cash Equivalents - Restricted	100,000
Prepaid Insurance	2,817
Property Tax Receivable	3,473,528
Total Assets	\$ 6,634,177
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts Payable	\$ 8,834
Total Liabilities	8,834
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax	3,473,528
Total Deferred Inflows of Resources	3,473,528
<b>FUND BALANCE</b>	
Nonspendable:	
Prepaid Expense	2,817
Restricted for:	
Emergency Reserves	100,000
Assigned to:	
Subsequent Year's Expenditures	2,591,517
Unassigned	457,481
Total Fund Balance	3,151,815
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 6,634,177

See accompanying Notes to Basic Financial Statements.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2025**

	General
<b>REVENUES</b>	
Property Taxes	\$ 3,100,037
Specific Ownership Taxes	125,563
Interest Income	106,085
Total Revenues	3,331,685
<b>EXPENDITURES</b>	
Current:	
Accounting	21,750
Banking fees	568
County Treasurer's fee	46,492
Directors' Fees	3,900
District Management	13,546
Dues and Membership	1,238
Insurance	2,813
Intergovernmental expenditures - SBBMD	730,797
Legal	22,796
Payroll Taxes	298
Accounting consulting	12,565
Total Expenditures	856,763
<b>NET CHANGE IN FUND BALANCE</b>	2,474,922
Fund Balances - Beginning of Year	676,893
<b>FUND BALANCE - END OF YEAR</b>	\$ 3,151,815

See accompanying Notes to Basic Financial Statements.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE OF THE GOVERNMENTAL FUND  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balance - Total Governmental Fund	<u>\$ 2,474,922</u>
Changes in Net Position of Governmental Activities	<u><u>\$ 2,474,922</u></u>

\* No reconciling items as there are no capital assets or long term obligations.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Altamira Metropolitan District No. 5 (District), a quasi-municipal corporation and political subdivision of the state of Colorado was organized on November 12, 2004 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in the Town of Lochbuie, Colorado (the Town) and Weld County, Colorado.

The District was established to finance the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of public 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 is not financially accountable for any other District 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.

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.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

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

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

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

**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.

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.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**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 position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has One item that qualifies for reporting in this category. Accordingly, unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

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

**Fund Balance**

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

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

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

*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.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**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.

**GASB Statement No. 102**

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

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 3,057,832
Cash and Investments - Restricted	100,000
Total Cash and Investments	<u><u>\$ 3,157,832</u></u>

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

Deposits with Financial Institutions	\$ 38,424
Investments	3,119,408
Total Cash and Investments	<u><u>\$ 3,157,832</u></u>

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions**

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

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

At December 31, 2025, the District had a bank balance and carrying balance of \$38,424.

**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. 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

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

As of December 31, 2025, the District had the following investments.

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	<u>\$ 3,119,408</u>

**COLOTRUST**

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

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

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 4 LONG-TERM OBLIGATIONS**

**Authorized Debt**

At December 31, 2025, the District had authorized but unissued indebtedness in the amount of \$330,000,000.

The service plan limits the total indebtedness to \$22,000,000 in total for Altamira Metropolitan District Nos. 1-6. On April 19, 2015, District Nos. 1-5 limited District No. 5's share of service plan authorized debt to \$5,000,000.

**NOTE 5 NET POSITION**

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

Restricted net position includes amounts that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments, or as imposed by law through constitutional provisions or enabling legislation. The District's restricted net position at December 31, 2025, consists entirely of \$100,000 for emergency reserves.

As of December 31, 2025, the District had an unrestricted net position of \$3,051,815 and a total net position of \$3,151,815.

**NOTE 6 RELATED PARTIES**

Members of the Board of Directors are employees of, owners of, or otherwise associated with WCD Corporation, WEN37 Holdings, LLC, S3L Holdings, LLC, Flywheel Holdings, LLC, the Bromley Companies, H&A Minerals Holdings, LLC, South Weld Holdings, LLC and/or Bromley Park Industrial Land Company, LLC, (referred to herein as the Affiliates) and may have conflicts of interest in dealing with the District. Specific details of transactions with the Affiliates regarding organization, advances, and debt are described elsewhere in these notes.

Members of the Board of Directors are also members of the Board of Directors for the South Beebe Draw Metropolitan District and may have conflicts of interest in dealing with the District. Specific details of intergovernmental agreements between the two districts are described elsewhere in these notes.

**NOTE 7 INTERGOVERNMENTAL AGREEMENTS**

**Intergovernmental Agreement Regarding Property Taxes**

On January 27, 2023 the District entered into an agreement with South Beebe Draw Metropolitan District (SBDMD) to transfer Pledged Revenue to South Beebe for Deposit into the 2023 Bond Fund through the SBDMD 2023 Bond maturity date of October 15, 2043.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 7 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)**

**Bluffs & Greens Infrastructure Authority Establishing Contract**

On April 23, 2025 the District entered into the Bluffs & Greens Infrastructure Authority establishing contract with Lupton Village Commercial Metropolitan District (LV-Comm) (Authority). The Parties intend to cooperate to provide public facilities, infrastructure and services in both the City of Fort Lupton and in Weld County. The purpose of the authority is to finance, design, construct, acquire, operate, maintain, own and use public improvements to serve the property within Lupton Village Commercial Metropolitan District, as well as the property known as "The Bluffs" located in the north half of Section 5, Township 2 North, Range 66 West of the 6th P.M., Weld County, Colorado.

The District hereby agrees to transfer 80% of Net Property Taxes to the Authority until the total cumulative amount of such transfers equals Five Million Five Hundred Thousand Dollars (\$5,500,000). Thereafter, Altamira will transfer 20% of Net Property Taxes to the Authority. Net Property Taxes defined as the ad valorem property taxes and specific ownership taxes received by the District from or in connection with The Bluffs Property, excluding therefrom: (i) all collection fees withheld by the Weld County Treasurer; (ii) any and all costs, expenses, royalties, abatements, refunds, contractual obligations, debt obligations, annual appropriations, or other financial obligations of the District which are directly related to the Bluffs Property and/or the ad valorem and specific ownership taxes received therefrom; and (iii) any costs and expenses incurred by the District in connection with any third-party legal claims or defenses related to or in connection with the inclusion of The Bluffs Property or the Authority establishing Contract.

**NOTE 8 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the District may be 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.

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

**ALTAMIRA METROPOLITAN DISTRICT NO. 5**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATION**

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

On November 7, 2023, a majority of the District's electors re-authorized the District to collect, retain, and spend, the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, public improvement fees, development fees, impact fees, service charges, inspection charges, administrative charges, grants, gifts, or any other fee, collected or received by the District during each fiscal year.

Such amounts constitute a voter-approved revenue change and are to be collected, retained, and spent by the District without regard to any spending, revenue-raising, or other limitation contained in Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in property taxation by section 29-1-301, C.R.S.

On November 7, 2023, a majority of the District's electors re-authorized the District to increase taxes annually, as necessary to pay the District's administrative and operations and maintenance expenses, by the imposition of ad valorem property taxes levied in any year, without limitation as to rate or amount or any other condition, to pay such expenses in each fiscal year as a voter-approved revenue change without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in taxation by section 29-1-301, C.R.S.

On November 7, 2023, a majority of the District's electors re-authorized the District to increase taxes annually or by such greater amount as necessary for the payment of such amounts due pursuant to one or more intergovernmental agreements or other contracts, by the imposition of ad valorem property taxes levied in any year at a rate, without limitation as to rate or amount or any other condition, to pay such expenses in each fiscal year as a voter approved revenue change, without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in property taxation by section 29-1-301, C.R.S.

**ALTAMIRA METROPOLITAN DISTRICT NO. 5**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATION (CONTINUED)**

On November 5, 2024, a majority of the District's electors authorized the District to collect, retain or spend ad valorem property taxes of \$10,000,000 annually generated from a mill levy of not more than 99.000 mills for District operations and maintenance. The electors also authorized the District to collect, retain, and spend any revenue from sources other than ad valorem taxes annually without regard to any limitations imposed by TABOR or Section 29-1-301, C.R.S. On November 5, 2024 and November 4, 2025 electors waived the 5.25% property tax limit established in Section 29-1-1702, C.R.S., for 2025 and 2026, respectively, and all future property tax years. The electors also approved mill levy increases for 2025 and 2026, respectively, and subsequent tax years pursuant to Section 29-1-1705(2)(a), C.R.S., and the exclusion of tax revenue attributable to such increases from any applicable property tax limits in accordance with Section 29-1-1701(3)(i), C.R.S., as it currently exists or may be amended in the future.

**REQUIRED SUPPLEMENTARY INFORMATION**

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
GENERAL FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property taxes	\$ 3,099,420	\$ 3,100,037	\$ 617
Specific ownership taxes	115,749	125,563	9,814
Interest income	70,000	106,085	36,085
Total Revenues	<u>3,285,169</u>	<u>3,331,685</u>	<u>46,516</u>
<b>EXPENDITURES</b>			
Accounting	29,000	21,750	7,250
Banking fees	1,000	568	432
County Treasurer's fee	43,406	46,492	(3,086)
Directors' fees	3,500	3,900	(400)
District management	10,000	13,546	(3,546)
Dues and membership	1,500	1,238	262
Insurance	3,500	2,813	687
Intergovernmental expenditures - SBBMD	750,000	730,797	19,203
Legal	35,000	22,796	12,204
Payroll taxes	268	298	(30)
Capital outlay	2,500,000	-	2,500,000
Contingency	17,826	-	17,826
Accounting consulting	25,000	12,565	12,435
Total Expenditures	<u>3,420,000</u>	<u>856,763</u>	<u>2,563,237</u>
<b>NET CHANGE IN FUND BALANCE</b>	(134,831)	2,474,922	2,609,753
Fund Balance - Beginning of Year	<u>661,042</u>	<u>676,893</u>	<u>15,851</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 526,211</u>	<u>\$ 3,151,815</u>	<u>\$ 2,625,604</u>

**ALTAMIRA METROPOLITAN DISTRICT NO. 5  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
DECEMBER 31, 2025**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**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.

## **OTHER INFORMATION**

**ALTAMIRA METROPOLITAN DISTRICT NO. 5**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2025**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
			Total	Levied	Collected	
2021	\$ 21,509,760	0.0%	55.000	\$ 1,183,037	\$ 1,182,968	99.99 %
2022	5,645,180	-73.8%	68.000	383,872	384,382	100.13 %
2023	6,782,610	20.1%	68.070	461,692	457,284	99.05 %
2024	6,712,360	-1.0%	68.070	456,910	502,982	110.08 %
2025	45,579,710	579.0%	68.000	3,099,420	3,100,037	100.02 %
Estimated for Year Ending December 31, 2026	\$ 51,028,770	12.0%	68.070	\$ 3,473,528		

**Note:**

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

Source: Weld County Assessor and Treasurer.