DIATC METROPOLITAN DISTRICT
Adams County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

DIATC METROPOLITAN DISTRICT
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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, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of DIATC Metropolitan District, as of December 31, 2025, 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
September 16, 2026

BASIC FINANCIAL STATEMENTS

DIATC METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 715,592
Cash and Investments - Restricted	7,063,402
Prepaid Insurance	11,332
Receivable from County Treasurer	5,918
Property Tax Receivable	1,886,951
Capital Assets:	
Capital Assets Not Being Depreciated	15,986,160
Total Assets	25,669,355
LIABILITIES	
Accounts Payable	9,884
Accrued Interest	79,966
Noncurrent Liabilities:	
Due Within One Year	345,000
Due in More Than One Year	20,309,688
Total Liabilities	20,744,538
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	1,886,951
Total Deferred Inflows of Resources	1,886,951
NET POSITION	
Net Investment in Capital Assets	(2,108,589)
Restricted for:	
Emergency Reserve	13,300
Debt Service	2,867,832
Capital Projects	1,546,681
Unrestricted	718,642
Total Net Position	$ 3,037,866

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 228,832	$ -	$ -	$ -	$ (228,832)
Interest on Long-Term Debt and Related Costs	925,110	-	-	-	(925,110)
Total Governmental Activities	$ 1,153,942	$ -	$ -	$ -	(1,153,942)
GENERAL REVENUES					
Property Taxes					1,459,319
Specific Ownership Taxes					81,941
Interest Income					318,233
Total General Revenues					1,859,493
CHANGES IN NET POSITION					705,551
Net Position - Beginning of Year					2,332,315
NET POSITION - END OF YEAR					$ 3,037,866

See accompanying Notes to Basic Financial Statements.

DIATC METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 715,592	$ -	$ -	$ 715,592
Cash and Investments - Restricted	13,300	4,564,233	2,485,869	7,063,402
Receivable from County Treasurer	1,603	4,315	-	5,918
Prepaid Insurance	11,332	-	-	11,332
Property Tax Receivable	509,201	1,377,750	-	1,886,951
Total Assets	$ 1,251,028	$ 5,946,298	$ 2,485,869	$ 9,683,195
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 9,884	$ -	$ -	$ 9,884
Total Liabilities	9,884	-	-	9,884
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	509,201	1,377,750	-	1,886,951
Total Deferred Inflows of Resources	509,201	1,377,750	-	1,886,951
FUND BALANCES				
Nonspendable:				
Prepaid Expense	11,332	-	-	11,332
Restricted for:				
Emergency Reserves	13,300	-	-	13,300
Debt Service	-	4,568,548	-	4,568,548
Capital Projects	-	-	2,485,869	2,485,869
Unassigned	707,311	-	-	707,311
Total Fund Balances	731,943	4,568,548	2,485,869	7,786,360
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,251,028	$ 5,946,298	$ 2,485,869	

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	(79,966)
Bonds Payable	(19,715,000)
Unamortized Bond Premium	(939,688)
Net Position of Governmental Activities	$ 3,037,866

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, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 394,921	$ 1,064,398	$ -	$ 1,459,319
Specific Ownership Taxes	22,218	59,723	-	81,941
Interest Income	26,827	196,711	94,695	318,233
Total Revenues	443,966	1,320,832	94,695	1,859,493
EXPENDITURES				
Current:				
Accounting	37,370	-	-	37,370
Auditing	5,200	-	-	5,200
Banking Fees	637	-	-	637
County Treasurer's Fee	5,991	16,145	-	22,136
District Management	20,925	-	-	20,925
Dues And Membership	502	-	-	502
Election	9,629	-	-	9,629
Engineering	4,915	-	-	4,915
Insurance	10,749	-	-	10,749
Landscaping	36,887	-	-	36,887
Legal	31,932	-	-	31,932
Snow Removal	5,024	-	-	5,024
Street Repair and Maintenance	45,630	-	-	45,630
Utilities	12,803	-	-	12,803
Website	638	-	-	638
Debt Service:				
Bond Interest	-	969,500	-	969,500
Bond Principal	-	305,000	-	305,000
Total Expenditures	228,832	1,290,645	-	1,519,477
EXCESS OF REVENUES OVER EXPENDITURES	215,134	30,187	94,695	340,016
NET CHANGE IN FUND BALANCES	215,134	30,187	94,695	340,016
Fund Balances - Beginning of Year	516,809	4,538,361	2,391,174	7,446,344
FUND BALANCES - END OF YEAR	$ 731,943	$ 4,568,548	$ 2,485,869	$ 7,786,360

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, 2025

Net Change in Fund Balances - Total Governmental Funds	$	340,016
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		305,000
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		826
Amortization of Bond Premium		59,709
Changes in Net Position of Governmental Activities	$	705,551

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, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES			
Property Taxes	$ 440,292	$ 394,921	$ (45,371)
Specific Ownership Taxes	26,418	22,218	(4,200)
Interest Income	12,000	26,827	14,827
Total Revenues	478,710	443,966	(34,744)
EXPENDITURES			
Accounting	35,000	37,370	(2,370)
Auditing	5,500	5,200	300
Banking Fees	300	637	(337)
Contingency	3,096	-	3,096
County Treasurer's Fee	6,604	5,991	613
District Management	30,000	20,925	9,075
Dues and Membership	1,000	502	498
Election	2,500	9,629	(7,129)
Engineering	7,000	4,915	2,085
Insurance	25,000	10,749	14,251
Landscaping	40,500	36,887	3,613
Tree Replacement	10,000	-	10,000
Detention Pond Maintenance	16,000	-	16,000
Legal	30,000	31,932	(1,932)
Miscellaneous Maintenance	20,000	-	20,000
Snow Removal	15,000	5,024	9,976
Street Repair and Maintenance	100,000	45,630	54,370
Trash Cleanup	5,000	-	5,000
Utilities	15,000	12,803	2,197
Winter Watering	2,500	-	2,500
Storm Water	1,000	-	1,000
Website	5,000	638	4,362
Total Expenditures	376,000	228,832	147,168
NET CHANGE IN FUND BALANCE	102,710	215,134	112,424
Fund Balance - Beginning of Year	548,485	516,809	(31,676)
FUND BALANCE - END OF YEAR	$ 651,195	$ 731,943	$ 80,748

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.

Adoption of New Accounting Standards

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

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. 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	$	715,592
Cash and Investments - Restricted		7,063,402
Total Cash and Investments	$	7,778,994

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

Deposits with Financial Institutions	$	38,183
Investments		7,740,811
Total Cash and Investments	$	7,778,994

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash Deposits (Continued)

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, 2025, the District's cash deposits had a bank and carrying balance of $38,183.

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

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST) PRIME	Weighted-Average Under 60 Days	$ 6,415,879
Colorado Local Government Liquid Asset Trust (COLOTRUST) PLUS+	Weighted-Average Under 60 Days	1,324,932
		$ 7,740,811

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

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, 2025 are as follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Water Rights	$ 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, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds Series 2019	$ 20,020,000	$ -	$ 305,000	$ 19,715,000	$ 345,000
Bond Premium - Series 2019	999,397	-	59,709	939,688	-
Subtotal Bonds Payable	21,019,397	-	364,709	20,654,688	345,000
Total Long-Term Obligations	$ 21,019,397	$ -	$ 364,709	$ 20,654,688	$ 345,000

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

$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.

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.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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

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 of $1,620,750. The balance in the Reserve Fund as of December 31, 2025, was $1,668,715.

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, 2025, was $2,084,582.

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

Year Ending December 31,	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
2031-2035	2,755,000	4,189,000	6,944,000
2036-2040	3,920,000	3,389,250	7,309,250
2041-2045	5,410,000	2,267,750	7,677,750
2046-2049	5,690,000	731,750	6,421,750
Total	$ 19,715,000	$ 15,257,714	$ 34,972,714

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $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, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

The District's voters have authorized the District to issue debt in accordance with the Service Plan Debt Issuance Limit. The amount of debt authorization remaining within the Service Plan Debt Issuance Limit is $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.

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.

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, 2025, there were no outstanding advances or accrued interest on organization costs.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Operation Funding Agreements (OFAs)

Prior to 2016, the District and the original developer, (DIATC, LLC), entered into several operation funding agreements, including the 2012, 2013, 2014, and 2015 Operation Funding Agreements (collectively, the Original OFAs). The Original OFAs were terminated pursuant to a Termination Agreement; however, the Developer is entitled to reimbursement for all advances made under the Original OFAs, together with interest at 10% per annum.

On January 27, 2016 (effective December 31, 2015), the District entered into the 2016 Operation Funding Agreement (2016 OFA) with DIA Tech Center, LLC (Developer). Under the 2016 OFA, the Developer agreed to advance funds for District operating expenses through December 31, 2016, in an amount not to exceed $43,000. Advances bear interest at 8% per annum and are repayable from available District funds after payment of annual debt service and operations and maintenance costs, subject to annual budget and appropriation. The Developer's obligation to advance funds expired on March 31, 2017. The District's reimbursement obligation expires on December 31, 2055, at which time any unpaid principal and accrued interest will be deemed discharged. The 2016 OFA expires on December 31, 2056, unless terminated earlier by mutual agreement.

On December 1, 2016 (effective January 1, 2017), the District and the Developer entered into the 2017 Operation Funding Agreement (2017 OFA), as subsequently amended. The 2017 OFA provides for advances to fund District operating expenses for fiscal years 2017 through 2023, in an aggregate amount not to exceed $100,000 (the Shortfall Amount), with additional advances permitted upon written request. Advances accrue interest at 8% per annum and are repayable from available District funds after payment of annual debt service and operations and maintenance costs, subject to annual budget and appropriation. The Developer's obligation to advance funds expires upon funding of eligible expenses through fiscal year 2023, not to exceed the Shortfall Amount. The District's reimbursement obligation expires on December 31, 2052, at which time any unpaid principal and accrued interest will be deemed discharged. The 2017 OFA expires on December 31, 2052, unless terminated earlier by mutual agreement.

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

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	$ 15,986,160
Bonds Payable	(19,715,000)
Unamortized Bond Premium	(939,688)
Unspent Bond Proceeds from Capital Borrowings	2,559,939
Net Investment in Capital Assets	$ (2,108,589)

The net deficit in net investment in capital assets is attributable to outstanding capital-related debt in excess of the net book value of capital assets at year-end.

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, 2025, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	$ 13,300
Debt Service Reserve	2,867,832
Capital Projects Reserve	1,546,681
Total Restricted Net Position	$ 4,427,813

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 Commerce City E-470 Commercial Area General Improvement District (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 2025.

NOTE 8 RELATED PARTIES

The property within the District is being developed by the Developer. During 2025, 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.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado. On May 6, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S. for 2026 and all future budget years.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to 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, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES			
Property Taxes	$ 1,185,244	$ 1,064,398	$ (120,846)
Specific Ownership Taxes	71,115	59,723	(11,392)
Interest Income	175,000	196,711	21,711
Total Revenues	1,431,359	1,320,832	(110,527)
EXPENDITURES			
County Treasurer's Fee	17,779	16,145	1,634
Paying Agent Fees	4,000	-	4,000
Bond Interest	969,500	969,500	-
Bond Principal	305,000	305,000	-
Contingency	3,721	-	3,721
Total Expenditures	1,300,000	1,290,645	9,355
NET CHANGE IN FUND BALANCE	131,359	30,187	(101,172)
Fund Balance - Beginning of Year	4,615,882	4,538,361	(77,521)
FUND BALANCE - END OF YEAR	$ 4,747,241	$ 4,568,548	$ (178,693)

DIATC METROPOLITAN DISTRICT
CAPITAL PROJECTS 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
REVENUES			
Interest Income	$ 36,759	$ 94,695	$ 57,936
Total Revenues	36,759	94,695	57,936
EXPENDITURES			
Capital Outlay - Developer Certified Costs	2,315,000	-	2,315,000
Total Expenditures	2,315,000	-	2,315,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,278,241)	94,695	2,372,936
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	(2,278,241)	94,695	2,372,936
Fund Balance - Beginning of Year	2,278,241	2,391,174	112,933
FUND BALANCE - END OF YEAR	$ -	$ 2,485,869	$ 2,485,869

OTHER INFORMATION

DIATC METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

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
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	$ 19,715,000	$ 15,257,714	$ 34,972,714

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, 2025
(UNAUDITED)

History of Assessed Valuation and Mill Levies

Levy/ Collection Year	Assessed Valuation Amount [1]	Assessed Valuation Percent Change	Mill Levies Debt Service Mill Levy	Mill Levies Operations Mill Levy	Mill Levies Total Levy
2025/2026	$ 68,887,500	16.24 %	20.000	7.500	27.500
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

Levy/ Collection Year	Taxes Levied	Current Tax Collection		Collection Rate
2025/2026	$ 1,886,951	$ 823,369	(2)	43.63 %
2024/2025	1,625,536	1,459,319		89.77 %
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 %

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	$ 206,109,569	$ 55,649,580	81.97 %
Vacant Land	9,846,600	2,658,560	3.92
State Assessed	15,688	4,240	0.01
Personal Property	35,485,696	9,581,110	14.11
Total	$ 251,457,553	$ 67,893,490	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	$ 3,406,910	$ 919,870	92.54 %
State Assessed	2,042	550	0.06
Personal Property	272,562	73,590	7.40
Total	$ 3,681,514	$ 994,010	100.00 %

(1) Includes Assessed Valuation for debt-only mill levy

(2) Collections through April 2026

(3) The assessed valuation presented was certified as of December 2025

DIATC METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(UNAUDITED)

Budget Summary and Comparison
General Fund

	2025 Budget	2026 Budget	2026 Actual [1] (Unaudited)
REVENUES			
Property Taxes	$ 440,292	$ 509,201	$ 213,577
Specific Ownership Taxes	26,418	30,552	5,771
Interest Income	12,000	15,000	7,161
Total Revenues	478,710	554,753	226,509
EXPENDITURES			
General and Administrative:			
Accounting	35,000	43,000	10,000
Auditing	5,500	6,000	-
Banking Fees	300	1,000	154
County Treasurer's Fee	6,604	7,638	3,148
District Management	30,000	26,000	5,884
Dues And Membership	1,000	1,000	575
Election	2,500	1,000	66
Insurance	25,000	15,000	11,332
Legal	30,000	30,000	8,090
Engineering	7,000	10,000	-
Website	5,000	5,000	-
Contingency	3,096	5,362	-
Operations and Maintenance:			
Landscaping	40,500	45,000	6,289
Tree Replacement	10,000	10,500	-
Detention Pond Maintenance	16,000	16,000	-
Miscellaneous Maintenance	20,000	20,000	-
Snow Removal	15,000	15,000	2,646
Storm Water	1,000	1,000	-
Street Repair and Maintenance	100,000	100,000	-
Trash Cleanup	5,000	5,000	-
Utilities	15,000	12,000	797
Winter Watering	2,500	2,500	-
Total Expenditures	376,000	378,000	48,981
NET CHANGE IN FUND BALANCE	102,710	176,753	177,528
Fund Balance - Beginning of Year	548,485	705,166	731,943
FUND BALANCE - END OF YEAR	$ 651,195	$ 881,919	$ 909,471

(1) Unaudited amounts as of March 31, 2026.

DIATC METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(UNAUDITED)

Budget Summary and Comparison
Debt Service Fund

	2025 Budget	2026 Budget	2026 Actual [1] (Unaudited)
REVENUES			
Property Taxes	$ 1,185,244	$ 1,377,750	$ 563,986
Specific Ownership Taxes	71,115	82,665	15,616
Interest Income	175,000	185,000	38,738
Total Revenues	1,431,359	1,645,415	618,340
EXPENDITURES			
County Treasurer's Fee	17,779	20,666	8,515
Paying Agent Fees	4,000	4,000	-
Bond Interest - Series 2019	969,500	959,588	-
Bond Principal - Series 2019	305,000	345,000	-
Contingency	3,721	10,758	-
Total Expenditures	1,300,000	1,340,012	8,515
NET CHANGE IN FUND BALANCE	131,359	305,403	609,825
Fund Balance - Beginning of Year	4,615,882	4,544,980	4,568,548
FUND BALANCE - END OF YEAR	$ 4,747,241	$ 4,850,383	$ 5,178,373

(1) Unaudited amounts as of March 31, 2026.

DIATC METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(UNAUDITED)

Budget Summary and Comparison
Capital Projects Fund

	2025 Budget	2026 Budget	2026 Actual [1] (Unaudited)
REVENUES			
Interest Income	$ 36,759	$ 18,826	$ 20,300
Total Revenues	36,759	18,826	20,300
EXPENDITURES			
General and Administrative:			
Engineering - Cost Verification	2,315,000	-	-
Public Improvements	-	2,500,000	-
Total Expenditures	2,315,000	2,500,000	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,278,241)	(2,481,174)	20,300
OTHER FINANCING SOURCES (USES)			
Developer Advance	2,315,000	-	
Repay Developer Advance - Principal	(2,315,000)	-	-
Total Other Financing Sources (Uses)	-	-	-
NET CHANGE IN FUND BALANCE	(2,278,241)	(2,481,174)	20,300
Fund Balance - Beginning of Year	2,278,241	2,481,174	2,485,869
FUND BALANCE - END OF YEAR	$ -	$ -	$ 2,506,169

(1) Unaudited amounts as of March 31, 2026.