

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

CITY OF COMMERCE CITY, COLORADO

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

PREPARED BY:
THE FINANCE DEPARTMENT

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CITY OF COMMERCE CITY

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Commerce City Colorado

Annual Comprehensive Financial Report

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ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

May 20, 2026

To the Honorable Mayor and Members of the City Council, City of Commerce City Residents, State of Colorado, and the Financial Community:

We are pleased to transmit the Annual Comprehensive Financial Report (ACFR) of the City of Commerce City for the year ended December 31, 2025. This submittal is in accordance with Colorado State Statutes and the City of Commerce City Charter provisions. This report of the financial condition of the City as of December 31, 2025, and the activity which brought about that condition meets the City Charter requirements as well as provides full financial disclosure in accordance with generally accepted accounting principles (GAAP).

The Finance Department prepared this report in conformance with standards of the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the Government Finance Officers Association, and the Colorado State Auditor. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City's management.

The purpose of the ACFR is to provide citizens, investors, grantor agencies, and other interested parties with reliable information concerning the financial condition of the City. The City management believes the data as presented is accurate in all material respects. The data is presented in a manner designed to set forth fairly the financial position and results of City operations as measured by the financial activity of its various funds. Also, all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included.

This report has been prepared following the guidelines recommended by the Government Finance Officers Association of the United States and Canada. The City was awarded the Certificate of Achievement for Excellence in Financial Reporting for its 2024 report. This 2025 report continues the same high standards of public financial reporting.

State law requires that the financial statements of the City of Commerce City be audited by independent certified public accountants selected by the City Council. The independent auditing firm of Plante Moran, whose report is included herein, has audited the basic financial statements and related notes.

GAAP requires that the City's management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a "Management's Discussion and Analysis" (MD&A). This transmittal letter should be read in conjunction with the MD&A.

REPORTING ENTITY DEFINITION

The financial reporting entity, the City, includes all the funds of the primary government as well as all of its component units. Additional financial information concerning the component units may be obtained through the Finance Department of the City of Commerce City, Colorado. The City reports five component units listed below. The Commerce City Housing Authority is no longer considered a component unit of the City.

Blended Component Units

- Commerce City Northern Infrastructure General Improvement District
- Commerce City E-470 Commercial Area General Improvement District
- Commerce City E-470 Residential Area General Improvement District
- Urban Renewal Authority

Discretely Presented Component Units

- Quality Community Foundation

PROFILE OF THE CITY

The City of Commerce City is located on 37.34 square miles in Adams County immediately northeast of Denver and west of the Denver International Airport. The City is a highly industrialized municipality of 70,255 residents.

Commerce City became a home rule city in 1970 and is governed by a Mayor elected at-large and eight City Council members, four elected at-large and four by ward. The City Charter provides for a Council/Manager form of government.

The City is primarily supplied with water by the South Adams County Water and Sanitation District, which also provides sanitation service to city residents. The Industrial Park Water and Sanitation District serves the southern industrial area of the City. The South Adams County Fire Protection District provides fire protection. Adams County School District No. 14 provides public education to the south portion of the City and School District 27J serves the north portion of the City.

Interstate Highways 76 and 270; U.S. Highways 6 and 85; State Highways 44, 224, and 265 along with a portion of State Highway 104 (west of Highway 2 to Brighton Road); and the E-470 toll road serve the City. Rail transportation is furnished by all major railroads serving the Denver metropolitan area. Air service is available from the Denver International Airport, which is located adjacent to Commerce City on its east side. The Regional Transportation District provides local bus service.

ECONOMIC CONDITION AND OUTLOOK

Highlights from the City of Commerce City Economic Activity Report dated March 2026, which largely contains 4th Quarter 2025 data, are included in this letter. Through the fourth quarter of 2025, the City experienced an increase in average weekly wages and slight decrease in unemployment. Residential permitting activity decreased in 2025 compared to 2024 while detached home sales decreased but attached home sales increased during this same period. Existing local business activity consists largely of industrial and warehouse-distribution enterprises, which continue to contribute substantially to the City's tax base. Commerce City boasts over 1,900 companies (large and small). The top private sector businesses located in the City include United Parcel Service, Sturgeon Electric, FedEx Ground, Shamrock Foods, FedEx

Freight, Inc., Q3 Contracting, Inc., Liberty Oilfield Services, LLC., Suncor Energy USA, Inc., Old Dominion Freight Lines, Douglass Colony Roofing, Lowes, and Amazon.

The City enters into sales and use tax abatement agreements with local businesses with the objective to create jobs, expand the tax base, encourage existing businesses to make capital investment, and spur new office, industrial and retail expansion and development.

Maintenance and expansion of the City's infrastructure is a priority of the City. To address this priority, the City prepares a five-year capital investment program as part of each annual budget process that provides the framework for developing and maintaining infrastructure to meet current and future needs. This plan is crucial to the long-term financial condition of the City because of the need to provide the necessary public infrastructure and services to the new growth areas while maintaining the infrastructure and services in the historical part of the City.

FINANCIAL MANAGEMENT

Internal Control Structure

Management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Financial Policies

The adopted annual budget is the plan by which financial policy is made, implemented, and controlled. The City Charter, State Constitution, and state laws provide the basic legal requirements and timelines for the process. Council goals, ordinances, and resolutions provide additional direction that respond to the needs and desires of the community.

The City has adopted financial policies for the following topics:

- Budget
- Revenue
- Expenditure
- Reserves
- Cash management and investments
- Risk management

These policies serve as the foundation for the City's financial operations.

Legislative Development

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, (often referred to as TABOR) which has several limitations including revenue raising, spending abilities, and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment. However, the City has made certain interpretations of the amendment's language in order to determine its compliance.

Budgetary Controls

The objective of budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. The City adopts an annual operating budget for the General Fund, certain Special Revenue Funds, the Debt Service Fund, most capital projects funds, all proprietary funds, and certain pension trust funds.

The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level.

Awards and Acknowledgements

As demonstrated by the statements and schedules included in the financial and required supplemental information sections of this report, the City continues meeting its responsibility for sound financial management.

One objective measure of the quality of the City's financial management is the City's receipt of the annual GFOA Certificate of Achievement for Excellence in Financial Reporting. Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Commerce City for its annual comprehensive financial report for the fiscal year ended December 31, 2024. This was the 38th consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

We wish to thank the City Council for providing the resources necessary to produce this ACFR. It takes a significant amount of staff time to prepare the financial statements, notes, and statistical information necessary for this report.

Respectfully submitted,



Jason R. Rogers
City Manager



Theresa Wilson
Director of Finance

ABOUT COMMERCE CITY

The Organization

Commerce City became a home rule municipality in 1970, meaning the City Council determines local laws within the city limits. The City operates under a council-manager form of government in which the City Council sets the vision and then adopts policies, laws, and budgets that further that vision and the City Manager serves as the chief executive officer for the organization. The laws that govern citizen conduct are contained in the City's municipal code.

The City and Community

From its beginnings as a junction for railroads and highways, Commerce City, located in Adams County, continues to be one of the state's fastest-growing cities, with a population of over 70,000 – the 19th most populous city in the state. Located along Colorado's vibrant Front Range, Commerce City's continuous promise to its residents and community members is to provide a *Quality Community for a Lifetime*. The city enjoys proximity to Denver International Airport; DICK'S Sporting Goods Park, home to the Colorado Rapids Major League Soccer Club; and the 15,000-acre Rocky Mountain Arsenal National Wildlife Refuge, one of the largest urban preserves in the country.

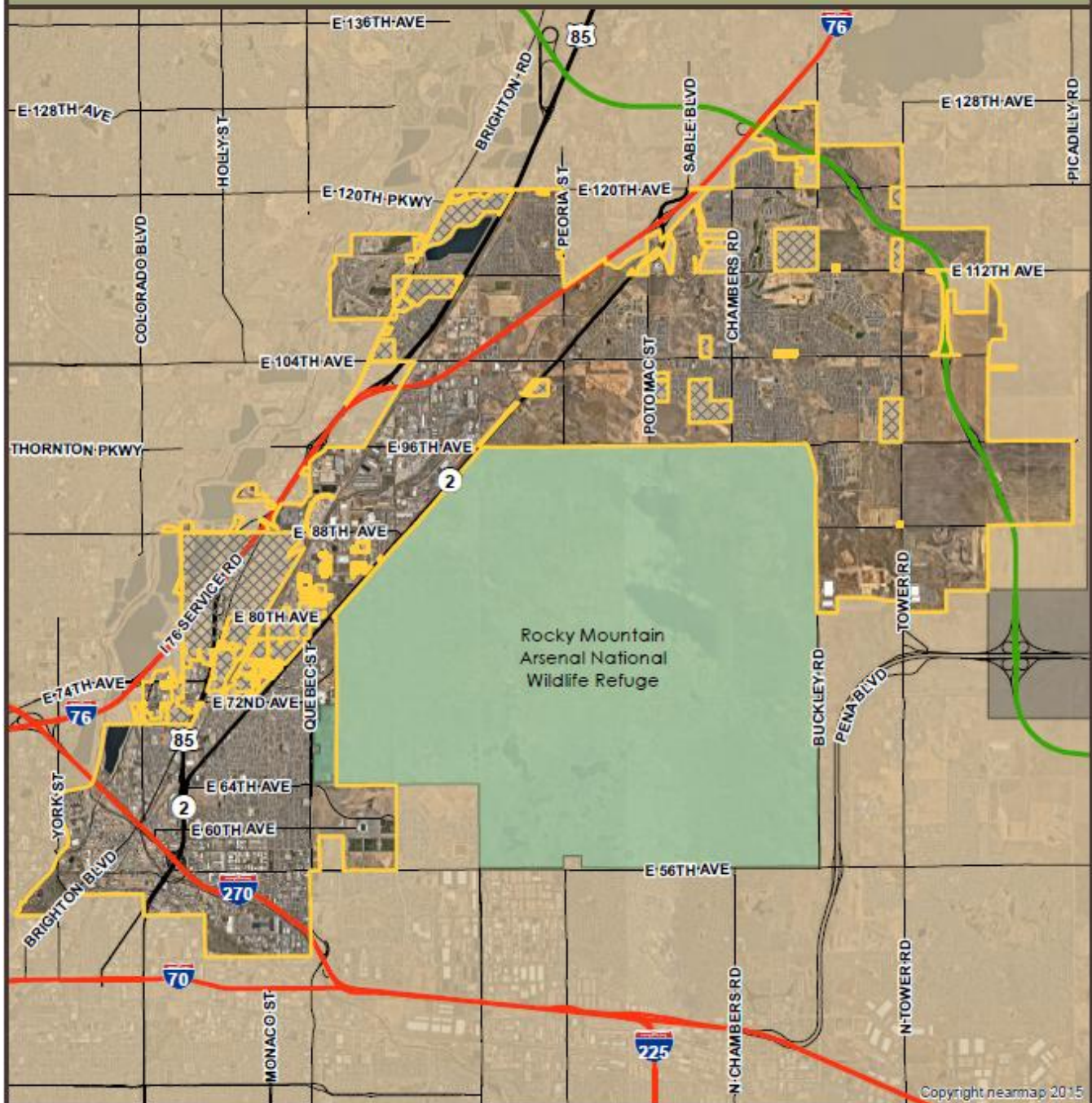
Commerce City is redefining itself for the next generation by building on historic values of community, industry, agriculture, and family. The city is a safe, diverse, and welcoming community with 25 miles of trails, a championship golf course, 840 acres of open space and parks, and over 1,900 thriving businesses. Commerce City also has an incredibly diverse population with different racial, ethnic, and cultural backgrounds, making it one of the most diverse cities in the state of Colorado, one of very few with a majority non-white population.

Commerce City is one of the few majority Latino cities in the state of Colorado. According to the U.S. Census Bureau in 2020, Commerce City was home to 49% Latino/Hispanic residents and within the core historic area of the City, which includes the Derby Downtown District, it is estimated that at least 70% of families are Latino/Hispanic. More information on Commerce City can be found at c3gov.com.





Boundary Map



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City Limit



Unincorporated Adams County



Denver International Airport

0 0.5 1 2 Miles

City of Commerce City, GIS Division
7887 E. 60th Ave, Commerce City, CO 80022
T: 303-289-3737 E: GIS@c3gov.com
Web: www.c3gov.com
Last Updated: 6/4/2020

Coordinate System: 1983 NAD State Plane Colorado Central FIPS 5002.FT

DISCLAIMER:

The Commerce City GIS Division created this map from a subset of data from the City of Commerce City Geographic Information System (GIS) database. The City of Commerce City cannot guarantee the accuracy of the information contained on this map. Maps are for general representations only. This map may contain information that is no longer current. Use of this information is the sole responsibility of the user and the City of Commerce City shall assume no liability for any errors, omissions, decisions made, and actions taken or not taken in reliance upon this map.

FAST FACTS

- Incorporated: 1952 as Commerce Town, renamed in 1962
- Square Miles: 37.340¹
- Current Estimated Population: 70,255³
- Median Age of Residents: 34.9
- Labor Force: 38,423
- Households: 22,415⁵
- Student Enrollment (K-12): 9,933⁶
- No. of Jobs: 34,948⁷
- Average Wage: \$77,539⁸
- Median Household Income: \$111,972¹⁰
- No. of Companies: 1,912⁹ companies call Commerce City home, ranging from international and national headquarters to small businesses and entrepreneurs
- 48.3% of the city's population is comprised of individuals with Hispanic descent; nearly half of which are monolingual Spanish-speakers¹¹

Commerce City Area Attractions:

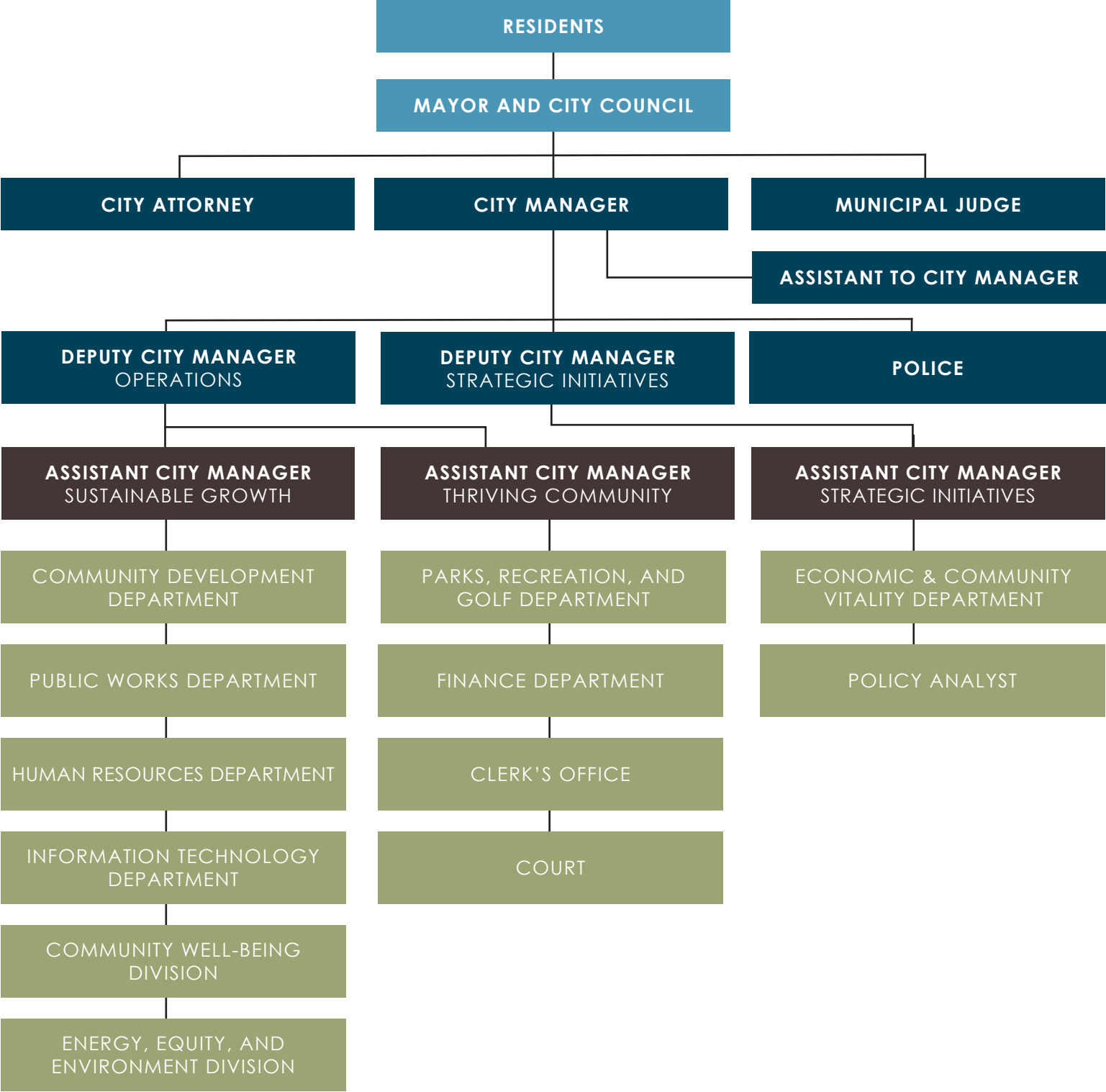
- Buffalo Run Golf Course
- Paradise Island Outdoor Pool at Pioneer Park
- Rocky Mountain Arsenal National Wildlife Refuge
- DICK'S Sporting Goods Park, home of the Colorado Rapids MLS
- Commerce City Heritage and Cultural Center
- Mile High Flea Market

Sources: ¹Commerce City Public Works Department; ^{2,5,10,12} [2024 U.S. Census Bureau, Quick Facts](#); ³ [U.S. Census Bureau, Fact Finder](#); ⁴ [Colorado Department of Labor and Employment – March 2026 Colorado Employment Situation](#), pg. 3; ^{7,9} [Denver Regional Council of Governments \(DRCOG\) Employment Data 2005-2024](#); ⁸ [Q1 2026 Commerce City Economic Activity Report](#); ⁶ [CDE SchoolView: Adams 14 District and 27J Schools](#); ¹¹ [Denver Regional Council of Governments \(DRCOG\) Population Forecasts](#); ¹² [Census Bureau Annual Estimates of the Resident Population for Cities, Town, and Incorporated Places](#).



COMMERCE CITY ORGANIZATIONAL CHART

As of May 20, 2026



City Council of Commerce City



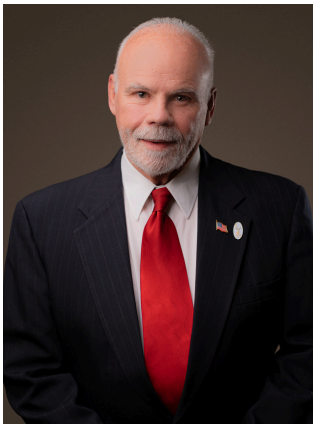
Mayor Steve Douglas
Term expires: 2027



**Mayor Pro Tem
Susan Noble, Ward IV**
Term expires: 2027



**Councilmember
José Guardiola, Ward I**
Term expires: 2029



**Councilmember
Rocky Teter, Ward II**
Term expires: 2027



**Councilmember
Joanna Sandoval, Ward III**
Term expires: 2029



**Councilmember
Craig Kim, At-Large**
Term expires: 2027



**Councilmember
Charles Dukes, At-Large**
Term expires: 2027



**Councilmember
Stefanie Trujillo, At-Large**
Term expires: 2029



**Councilmember
Lori Young, At-Large**
Term expires: 2029

Department Heads and Executive Leadership Team

As of May 20, 2026

Position	Incumbent
City Manager	Jason R. Rogers
Deputy City Manager-Operations	Sheryl Carstens
Deputy City Manager-Strategy	Courtney Brown
Assistant City Manager	Jim Tolbert
Assistant City Manager	Jason Dennison
Assistant City Manager	Dylan Gibson
Assistant to the City Manager	Annette Peters
Chief of Police	Darrel Guadnola
Director of Finance	Theresa Wilson
Director of Community Development	Michael Sutherland
Acting Director of Human Resources	Carlton Babbidge
Director of Information Technology	Tiffany Chacon
Director of Parks, Recreation & Golf	Chad Redin
Director of Public Works	Jenna Hahn
Director of Economic & Community Vitality	Keith Morey
City Clerk	Stephen Ruger
City Attorney	Lee Zarzecki





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Commerce City
Colorado**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrell

Executive Director/CEO

CITY OF COMMERCE CITY

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2025

FINANCIAL SECTION



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Commerce City, Colorado (the "City") as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of December 31, 2025 and the respective changes in its financial position and, where applicable, its cash flows thereof 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 City 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 City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's 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 GAAS and *Government 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.

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

In performing an audit in accordance with GAAS and *Government 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 City'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 City'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 management's discussion and analysis and other required supplementary information, as identified in the table of contents, 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, which 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The other supplementary information (excluding the budget columns of the budgetary comparison schedules) and the local highway finance report, as identified in the table of contents, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates 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 other supplementary information (excluding the budget columns of the budgetary comparison schedules) and the local highway finance report, as identified in the table of contents, are 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 included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections, the budget columns of the budgetary comparison schedules, and the local highway finance report, 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.

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

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 whether 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 20, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Plante & Moran, PLLC

May 20, 2026

CITY OF COMMERCE CITY

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the City of Commerce City's Annual Comprehensive Financial Report (ACFR), City management is pleased to provide this narrative discussion and analysis of the City's financial activities for the calendar year ended December 31, 2025. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

2025 FINANCIAL HIGHLIGHTS

The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$613,704,186 (total net position) for the calendar year reported.

- Total net position is comprised of the following:
 - (1) Net investment in capital assets of \$273,883,197 include property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
 - (2) Net position of \$74,965,318 is restricted by constraints imposed from outside the City such as debt covenants, grantors, laws, or regulations.
 - (3) Unrestricted net position of \$264,855,671 represents the portion available to maintain the City's continuing obligations to citizens and creditors.
- The City's governmental funds reported total ending fund balance of \$354,489,702. This compares to the prior year ending fund balance of \$326,734,511 showing an increase of \$27,755,191.
- At year end, the General Fund's unassigned fund balance was \$54,295,370 which represents 46% of total General Fund expenditures and is \$1,896,838 lower than the prior year ending fund balance.
- Overall, the City continues to maintain a strong financial position.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

OVERVIEW OF THE FINANCIAL STATEMENTS

This Management Discussion and Analysis document introduces the City's basic financial statements. The basic financial statements include: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. The City also includes in this report additional information to supplement the basic financial statements.

The City's component units are presented either as "blended" or "discretely presented." Blended component units are reported as if they were a City fund throughout the year. Blended component units are included at both the government-wide and fund financial reporting levels. The City has the following four blended component units:

- Commerce City Northern Infrastructure General Improvement District (NIGID)
- Commerce City E-470 Commercial Area General Improvement District (ECAGID)
- Commerce City E-470 Residential Area General Improvement District (ERAGID)
- Urban Renewal Authority (URA)

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City's ACFR includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position*. This is the government-wide statement of position presenting information that includes all of the City's total assets and deferred outflows and total liabilities and deferred inflows, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City as a whole is improving, maintaining, or declining. Evaluation of the overall health of the City would extend to other nonfinancial factors such as diversification of the taxpayer base or the condition of City infrastructure, in addition to the financial information provided in this statement and report.

The second government-wide statement is the *Statement of Activities*, which reports how the City's net position changed during the current calendar year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the City's distinct activities or functions on revenues provided by the City's taxpayers.

Both government-wide financial statements reflect governmental activities of the City principally supported by taxes. Governmental activities include general government, human resources, finance, community development, public safety, public works, parks, recreation and golf, and interest and fiscal charges. The government-wide financial statements are presented on pages 29 to 34 of this report.

FUND FINANCIAL STATEMENTS

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The City uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the City's most significant funds rather than the City as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for non-major funds is provided in the form of combining statements in a later section of this report.

The City has three kinds of funds:

1. *Governmental funds* are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives. The basic governmental fund financial statements are presented on pages 32 to 38 of this report. Individual fund information for nonmajor governmental funds is found in combining statements in a later section of this report.

2. *Proprietary funds* are reported in the fund financial statements and generally report services for which the City charges customers a fee. The City's proprietary funds are classified as internal service funds. The internal service funds are reported as part of the governmental activities at the government-wide financial reporting level. The basic proprietary fund financial statements are presented on pages 39 to 42 of this report.
3. *Fiduciary funds* include employee pension and retirement funds held in trust and a custodial fund used to hold resources of school impact fees from developers that school districts will use. These statements are found on pages 43 and 44.

NOTES TO THE BASIC FINANCIAL STATEMENTS

The accompanying notes to the basic financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the basic financial statements begin on page 47 of this report.

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budget presentations. Budgetary comparison schedules are included as "required supplementary information" for the general fund. Budgetary comparison schedules for all other governmental funds can be found in the supplementary information section of this report. These schedules demonstrate compliance with the City's adopted and final revised budget. Required supplementary information can be found on pages 83 to 84 of this report.

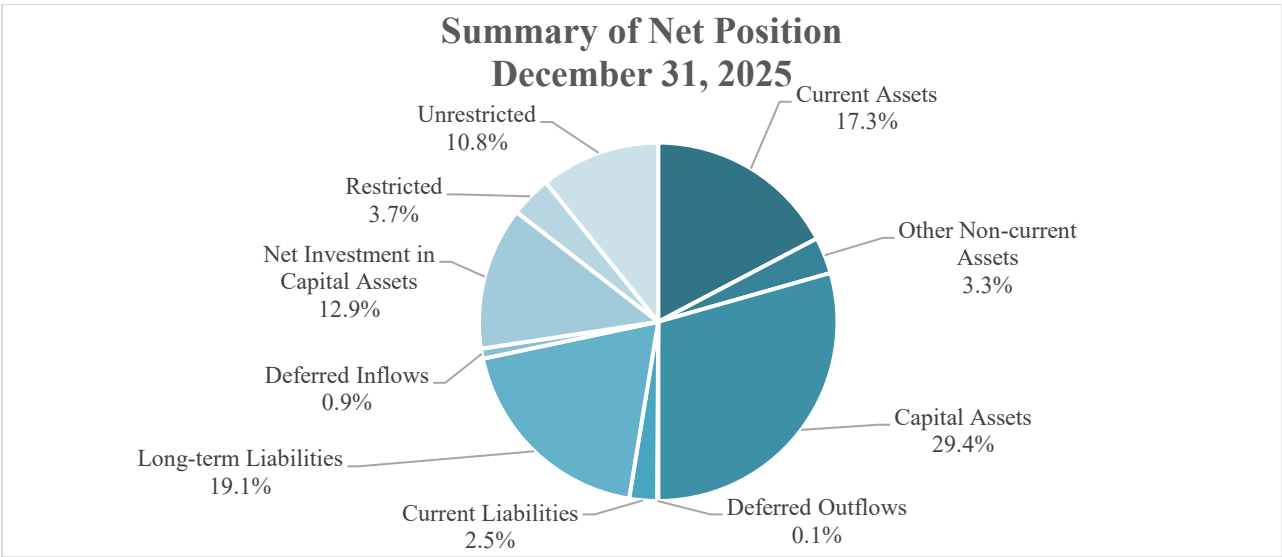
SUPPLEMENTARY INFORMATION

As discussed, the City reports major funds in the basic financial statements. Comparative information for major funds and combining and individual statements and schedules for nonmajor funds are presented in the supplementary information section of this report beginning on page 86.

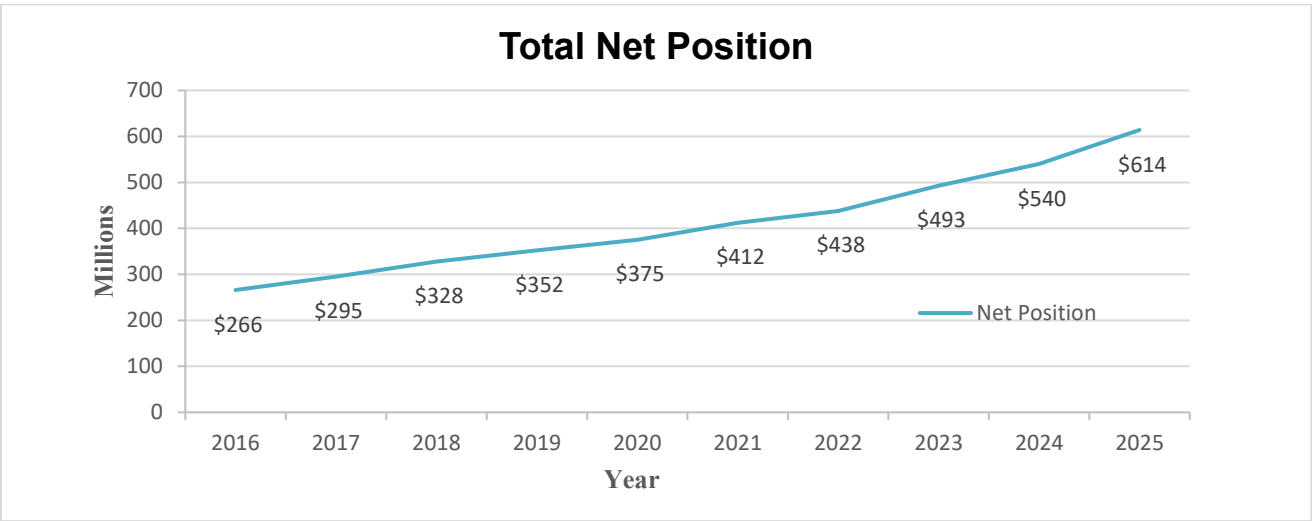
FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

The City's net position at year-end is \$613,704,186. The table below provides a summary of the City's net position.

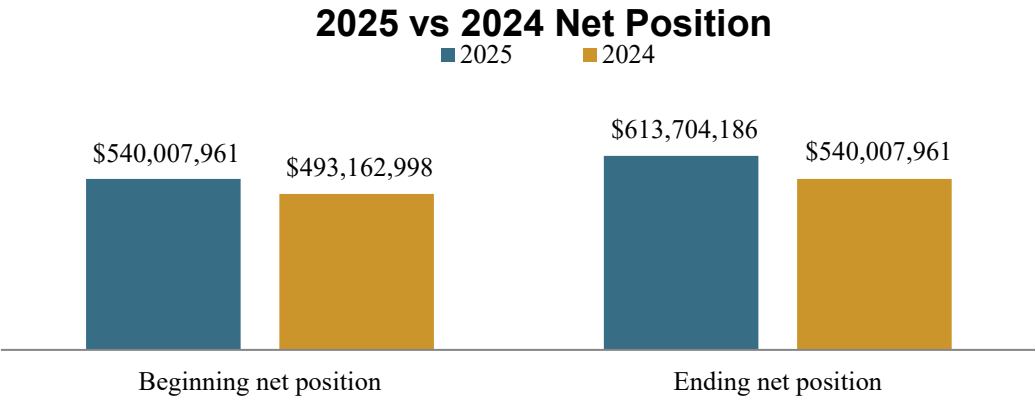
Summary of Net Position	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current Assets	\$ 392,194,103	\$ 52,156,122	\$ -	1,145,590	\$ 392,194,103	\$353,301,712
Other Non-current Assets	27,895,432	42,051,910	-	-	27,895,432	42,051,910
Capital Assets	519,361,165	485,729,429	-	-	519,361,165	485,729,429
Total Assets	939,450,700	879,937,461	-	1,145,590	939,450,700	881,083,051
Deferred Outflows of Resources	1,090,675	1,186,565	-	-	1,090,675	1,186,565
Total Assets and Deferred Outflows of Resources	940,541,375	881,124,026	-	1,145,590	940,541,375	882,269,616
Liabilities						
Current Liabilities	60,946,613	53,627,444	-	-	60,946,613	53,627,444
Non-current Liabilities	246,739,878	270,518,677	-	-	246,739,878	270,518,677
Total Liabilities	307,686,491	324,146,121	-	-	307,686,491	324,146,121
Deferred Inflows of Resources	19,150,698	18,115,534	-	-	19,150,698	18,115,534
Total Liabilities and Deferred Inflows	326,837,189	342,261,655	-	-	326,837,189	342,261,655
Net Position						
Net Investment in Capital Assets	273,883,197	243,944,566	-	-	273,883,197	243,944,566
Restricted	74,965,318	52,416,263	-	-	74,965,318	52,416,263
Unrestricted	264,855,671	242,501,542	-	1,145,590	264,855,671	243,647,132
Total Net Position	\$ 613,704,186	\$ 38,862,371	\$ -	\$1,145,590	\$ 613,704,186	\$540,007,961



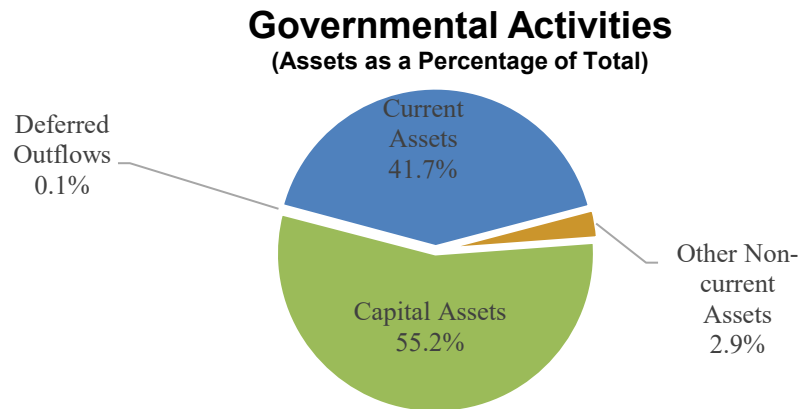
The following graph reports the total net position balances from fiscal year 2016 – 2025



The City continues to maintain a high current ratio, excluding the deferred inflows and outflows of resources. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio for governmental activities is 6.4 to 1 as compared to 6.6 to 1 at December 31, 2024. The City reported positive balances in net position for governmental activities. During fiscal year 2025, net position increased \$74,841,815.

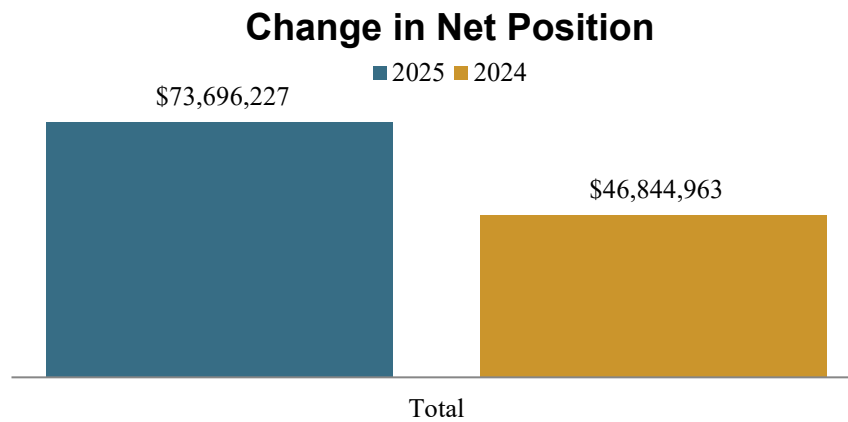


Note that 55.2% of the governmental activities' total assets are comprised of capital assets (with 96.6% of the capital assets cost being depreciable). The City uses these capital assets to provide services to its citizens. Combining governmental activities with business type activities, the City has invested 55.2% of its total assets in capital assets, as presented in the Statement of Net Position.

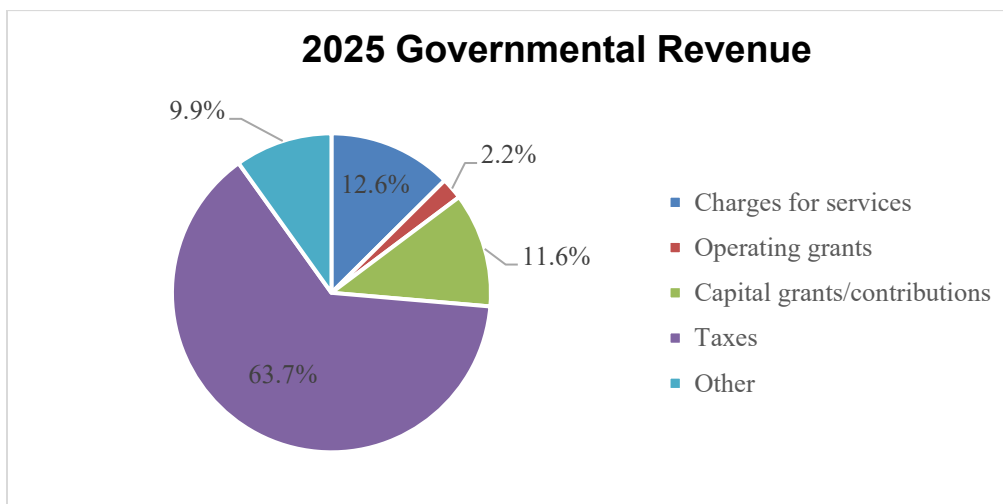


The following table provides a summary of the City's changes in net position:

Summary of Changes in Net Position	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Program Revenues						
Charges for Services	\$ 28,501,465	\$ 21,163,929	\$ -	\$ 1,485,620	\$ 28,501,465	\$ 22,649,549
Operating Grants	4,992,047	994,852	-	-	4,992,047	994,852
Capital Grants and Contributions	26,351,004	25,315,654	-	-	26,351,004	25,315,654
General:						
Taxes	144,701,578	128,448,776	-	-	144,701,578	128,448,776
Others	22,454,345	13,205,024	-	40,441	22,454,345	13,245,465
Total Revenues	227,000,439	189,128,235	-	1,526,061	227,000,439	190,654,296
Program Expenses						
General Government	19,119,383	16,118,609	-	-	19,119,383	16,118,609
Human Resources	3,278,166	2,639,640	-	-	3,278,166	2,639,640
Finance	8,490,157	7,868,752	-	-	8,490,157	7,868,752
Community Development	10,060,365	9,000,282	-	-	10,060,365	9,000,282
Public Safety	37,162,222	32,307,910	-	-	37,162,222	32,307,910
Public Works	42,015,658	43,527,987	-	-	42,015,658	43,527,987
Parks, Recreation and Golf	24,477,943	22,827,340	-	-	24,477,943	22,827,340
Interest	8,700,320	9,518,813	-	-	8,700,320	9,518,813
Total Expenses	153,304,214	143,809,333	-	-	153,304,214	143,809,333
Revenues Over Expenses	73,696,225	45,318,902	-	1,526,061	73,696,225	46,844,963
Transfers	-	1,150,000	-	(1,150,000)	-	-
Change in Net Position	73,696,225	-	-	376,061	73,696,225	46,844,963
Net Position, Beginning of Year, As Previously Reported	538,862,371	492,393,469	1,145,590	769,529	540,007,961	493,162,998
Change within Financial Reporting Entity (Note 1-E-18)	1,145,590	-	(1,145,590)	-	-	-
Net Position, Beginning of Year, As Adjusted (Note 1-E-18)	540,007,961	492,393,469	-	769,529	540,007,961	493,162,998
Net Position, End of Year	\$ 613,704,186	\$ 538,862,371	\$ -	\$ 1,145,590	\$ 613,704,186	\$ 540,007,961



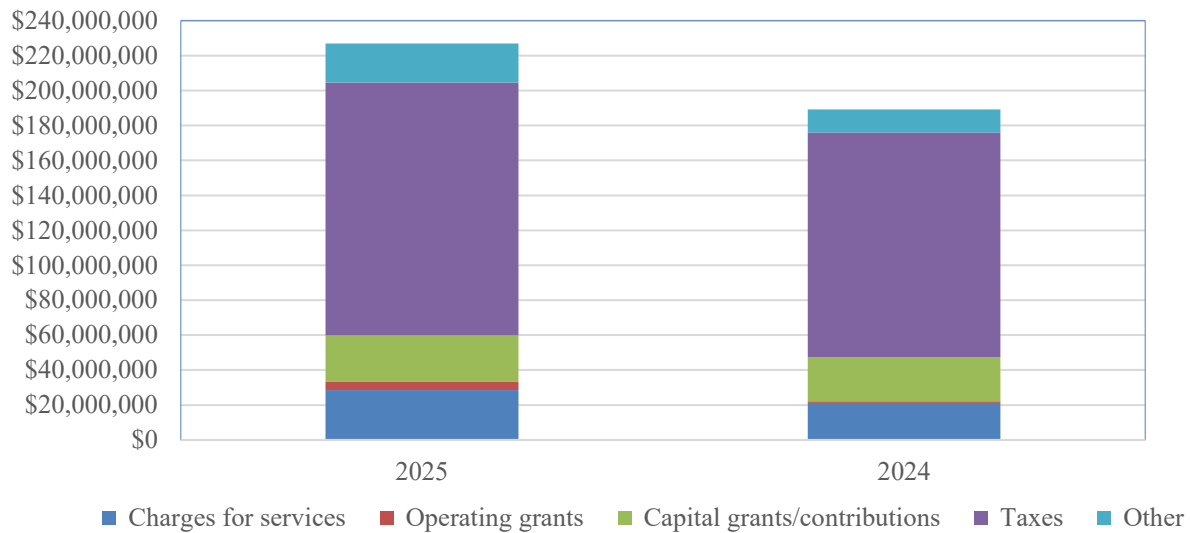
GOVERNMENTAL ACTIVITY REVENUES



The City is heavily reliant on sales and use taxes to support governmental operations. City taxes provide 63.8% of total revenue, with sales and use taxes comprising 82.9% of the City's total taxes revenues as compared to 82.2% in calendar year 2024. Note that program revenues covered 39.0% of governmental operating expenses as compared to 33.2% in calendar year 2024.

Capital Grants and Contributions increased \$1 million over 2024 due primarily to increased federal grant revenue. This means that the government's taxpayers and the City's other general revenues fund 61.0% of the governmental activities, primarily from sales and use taxes. As a result, the general economy and the success of local businesses have a major impact on the City's revenue streams.

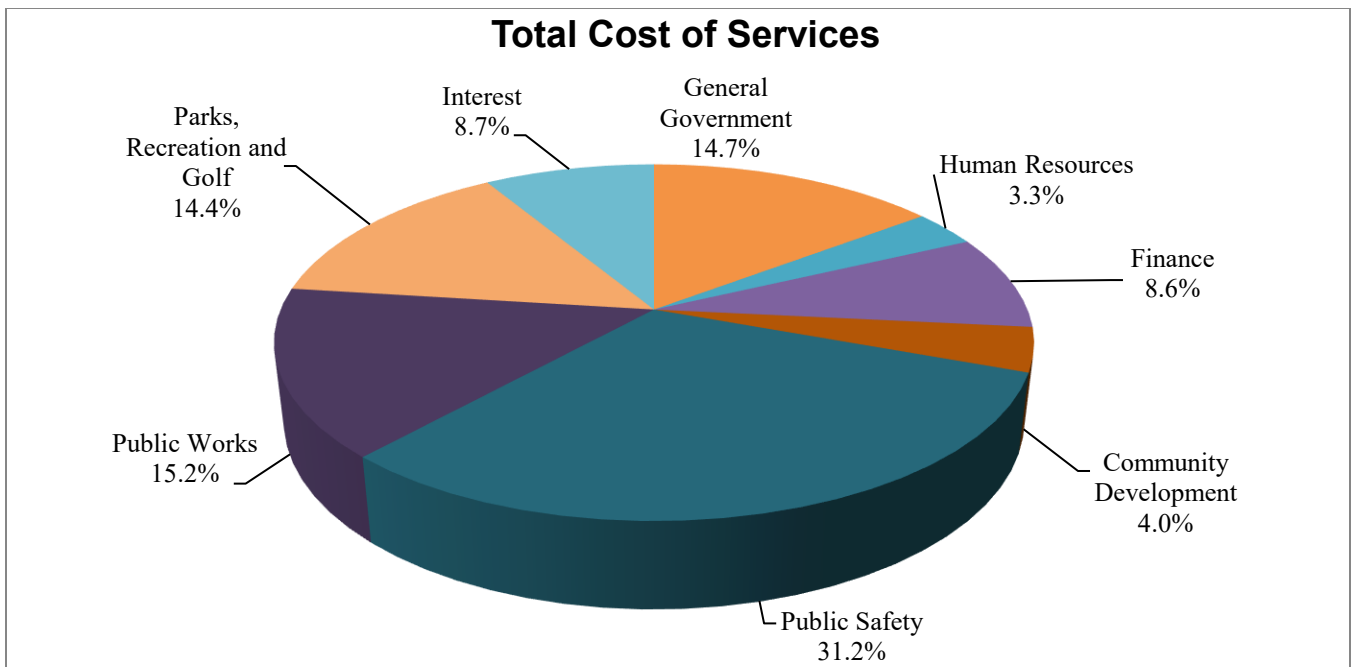
2025 vs. 2024 Governmental Activities Revenue



GOVERNMENTAL ACTIVITY EXPENSES

The following table presents the cost of each of the City's programs, including the net costs (i.e., total cost less revenues generated by the activities). The net costs illustrate the financial burden that was placed on the City's taxpayers by each of these functions.

Governmental Activities	Total Cost of Services	Percentage of Total	Net Cost of Services	Percentage of Total
General Government	\$ 19,119,383	12.5%	\$ (14,575,373)	14.7%
Human Resources	3,278,166	2.1%	(3,278,166)	3.3%
Finance	8,490,157	5.5%	(8,490,157)	8.6%
Community Development	10,060,365	6.6%	(3,959,427)	4.0%
Public Safety	37,162,222	24.2%	(30,894,969)	31.2%
Public Works	42,015,658	27.3%	(15,093,565)	15.2%
Parks, Recreation & Golf	24,477,942	16.0%	(14,229,535)	14.4%
Interest	8,700,320	5.7%	(8,588,409)	8.7%
Total	\$ 153,304,213	100.0%	\$ (99,109,601)	100.0%



The Public Works function is the highest cost function, primarily because of the City's growth in its infrastructure (e.g., roads and storm sewers), resulting in \$42.0 million of expenses including annual depreciation expense. The City spent approximately \$37.2 million on Public Safety, \$24.5 million on Parks, Recreation and Golf, \$10.0 million on Community Development, and \$19.1 million on General Government services. The City also spent approximately \$8.5 million on Finance, which includes centralized costs for employee benefits and insurances.

BUSINESS-TYPE ACTIVITIES

Solid Waste Management Fund – Prior to 2025, the Solid Waste Management fund was reported as a business-type fund. Starting in 2025, this fund is reported as a non-major Special Revenue Fund. The City analyzed the fund in accordance with governmental accounting standards and found it no longer fits the definition of a business-type proprietary fund.

FUND ANALYSIS

GOVERNMENTAL FUNDS

Governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances of \$354,489,702 compared to the balance of \$326,734,511 at December 31, 2024. Of this year-end total, \$54,295,370 is unassigned indicating the availability for continuing City service delivery requirements.

Legally restricted fund balances are \$94,930,082. Included in this amount are \$58,164,183 for capital projects, \$19,267,853 for capital outlay and operations, and \$6,065,514 for the money set aside to meet the Tax Payer Bill of Rights (TABOR) emergency reserve requirements.

Committed fund balance totals \$34,779,712. Included in this amount is \$28,714,329 for capital construction and \$6,065,383 for water rights.

The total ending fund balances of governmental funds show an increase of \$26,609,601 or 8.1% from the beginning fund balance, largely due to actual revenue and expenditure activity compared to conservative budget practices and lower than budgeted spending for capital construction projects in the Capital Expenditures Fund.

MAJOR GOVERNMENTAL FUNDS

General Fund

- The General Fund is the City's primary operating fund and the largest source of day-to-day service delivery. The General Fund's fund balance increased by \$8,591,441 or 8.0% as compared to a 4.0% increase in calendar year 2024. The ending unassigned fund balance represents the equivalent of 46.3% of annual expenditures compared to 50.6% at December 31, 2024. The City has updated its assigned fund balance to include: Operating reserves of \$12,944,011 and Safeguards of \$19,904,479. The increases are explained below.
- The General Fund recognized 119.1% of the final revenue budget and under spent the final expenditure budget for the general fund by \$10,330,879. Overall, 2025 revenues were \$26,059,977 or 18.3% higher and expenditures were \$6,230,649 or 5.6% higher than 2024 actuals.
- Total tax revenues exceeded the final budget by \$12,985,180 and actual 2025 revenues increased \$14,244,234 over 2024 actuals. The vast majority of this increase is found in sales and use taxes. The increase in sales and use tax revenue between 2024 and 2025 is attributed primarily to the increase in licensed businesses remitting sales tax to the City and to two large use tax payments received for business improvement projects within the City.
 - Sales and use taxes exceeded budget expectations by \$13,407,636.
 - Property taxes were below budget by \$162,374.
 - Franchise Fees exceeded budget expectations by \$38,879.
 - Other Taxes fell short of budget expectations by \$194,623.
- Total licenses and permits revenue exceeded the final budget by \$1,210,413 and increased \$686,673 over 2024 actuals. This increase is largely driven by higher building permits and contractor's licenses.
 - Building permits revenue exceeded budget expectations by \$707,784, due to higher than anticipated building and contractor license issuances.
- Intergovernmental revenues increased by \$3,515,749 from 2024 actuals due to revenue related to the City's ARPA allocation.
- Total charges for services revenues were higher than budget by \$3,396,535 and increased \$867,536 over 2024 actuals. The increase over prior year is due to an increase in recreation and golf revenue as well as other charges for services.
- Fines and forfeitures revenues were higher than budget by \$92,393 and increased \$279,746 over 2024 actuals. The increase over prior year is due to more than anticipated Municipal Court fines and forfeitures.
- Total miscellaneous revenue category was \$12,634,647 higher than the final budget and increased \$6,466,039 from 2024 actuals. This increase over budget is related the increase in earnings on investments. Short-term earnings on investments resulting from high interest rates by the Federal Reserve, while the majority of the increase is a result of an accounting entry to mark to market the City's outstanding investments. The City recognizes earnings when an outstanding investment matures.
- General Fund expenditures were \$9,213,263 or 11.5% less than appropriations. The variance is primarily in the General Government \$3,042,879 or 22.9%, Finance \$1,505,484 or 15.1%, and Community Development \$4,393,386 or 32.9% expenditures. The variances in General Government and Community Development were due to ARPA dollars budgeted in 2025 and planned to spend over both 2025 and 2026. The variance in Finance was due to a contingency and salary market adjustment appropriation that were not fully used.
- Total General Government expenditures increased by \$2,655,768 or 24.9% from the 2024 amount. Within the general government function, Legal increased by \$681,781 or 42.9%, Community Relations increased by \$290,287 or 18.0%, and Economic Development increased by 305,398 or 31.5%. These increases were due to increased salary and benefits costs including new positions and/or position reclasses for each of those

divisions. All other areas within General Government were fairly consistent with the prior year's expenditures.

- Human Resources expenditures increased \$638,526 or 24.2% from 2024. This increase was due to increased salary and benefits costs including new positions added/reclassified and outside services increase.
- Finance expenditures increased \$621,405 or 7.9% from 2024 due to increased salary and benefits costs related to a new Procurement division located in Finance.
- Community Development expenditures increased by \$695,142 or 8.4% from 2024. This increase was due to increased salary and benefits costs and large expenditures related to the City's ARPA allocation.
- Public Safety expenditures increased \$4,631,231 or 14.2% from the 2024 amount. This increase was due to increased salary and benefits costs including positions added in 2025.
- Public Works expenditures increased by \$97,312 or .4% from 2024. This increase was due to increased costs for refuse removal.
- Parks, Recreation and Golf expenditures increased \$898,957 or 4.5%. This increase was due to increased salary and benefits costs for employees and variable hour employee costs.
- Debt Services expenditures were consistent with the prior year's expenditures.

Capital Expenditures Fund

- This fund is used to account for major capital projects. The county open space tax, county transportation tax, state highway users tax, and intergovernmental revenue provided the majority of this fund's revenue. This fund also recognized \$33,765,483 in transfers from other funds, including \$29,310,483 from the General Fund, \$1,000,000 from the Conservation Trust Fund, \$1,575,000 from the Information Technology Fund, \$325,000 from the Urban Renewal Fund, and \$1,555,000 from the Solid Waste Management Fund.
- During the year, this fund incurred \$47,782,012 million in capital costs that included, but was not limited to, the following major projects:
 - 88th Avenue Widening – \$8,080,723
 - 96th Avenue, Chambers to Tower Rd. – \$11,591,297
 - Paradise Island Repairs and Spray ground – \$3,750,421
 - Pavement Management – \$3,215,029
- This fund reports an ending fund balance of \$154,318,542 at December 31, 2025.

Northern Infrastructure General Improvement District (NIGID) Fund

- This fund is used to account for the construction of infrastructure improvements within the district, including debt service on those improvements. This fund recognized \$4,881,728 in property and \$250,511 in specific ownership taxes.
- This fund also incurred debt service costs (principal and interest) of approximately \$4.6 million. At December 31, 2025, the fund reports fund balance of \$8,380,276, an increase of \$1,066,705 from December 31, 2024.

INTERNAL SERVICES FUNDS

The City has four internal service funds, the Fleet Management, Information Technology, Facility Services, and Benefits funds. These four funds account for services provided to City departments on a cost reimbursement basis and are fed internal transfers from the General Fund.

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

The City's capital assets, net of accumulated depreciation, for governmental activities as of December 31, 2025, were \$519,361,165. The change in capital assets book value (net investment) increased by 6.9% for governmental activities (including the internal service funds). See Note 3-C for additional information about changes in capital assets during the calendar year and outstanding at the end of the year. This data now includes information pertaining to Subscription-Based IT Arrangements (SBITAs) as a result of the implementation of GASB Statement No. 96 for the 2023 financial statements.

The following table provides a summary of capital asset activity:

Capital Assets Governmental Activities	2025	2024
Non-depreciable Assets		
Land	\$ 56,953,263	\$ 56,867,705
Water Rights	15,637,582	15,637,582
Construction in Progress	65,594,601	30,077,938
Total Non-depreciable Assets	138,185,446	102,583,225
Depreciable/Amortizable Assets		
Buildings	122,084,506	122,767,569
Infrastructure	716,412,474	698,684,005
Other Assets	44,479,575	36,144,549
Total Depreciable/Amortizable Assets	882,976,555	857,596,123
Less Accumulated Depreciation	497,959,450	471,988,039
Less Accumulated Amortization	3,841,386	2,461,880
Book Value - Depreciable/Amortizable Assets	381,175,719	383,146,204
Percentage Depreciated/Amortized	57%	55%
Total Book Value	\$ 519,361,165	\$ 485,729,429

The Capital Expenditures Fund recognized a total of \$27,219,174 in various capitalized additions to governmental activities infrastructure capital assets which include:

- Storm Sewers – \$1,552,030
- Parks (excluding land) – \$1,619,703
- Roads – \$12,635,228
- Trails – \$20,801
- Signage – \$37,742
- Buildings – \$1,641,307
- Machinery & Equipment – \$5,853,226
- Right to Use Assets (leases) – \$696,595
- Right to Use Assets (SBITAs) – \$2,522,082
- Intangible - \$640,460

The December 31, 2025 balances in governmental activities construction in progress relates to various road and facilities projects.

LONG-TERM DEBT

The City established the Commerce City Northern Infrastructure General Improvement District (NIGID) and the E-470 Commercial Area General Improvement District (ECAGID) as separate legally entities. Since the City Council serves as the Board of Directors, they are reported as blended component units. Therefore, the total of \$50,765,000 of general obligation debt related to the NIGID and ECAGID is reported here as if it is the City's debt. In reality, the debt is not an obligation of the City and no City funds are used to retire the debt. Both the NIGID and ECAGID have their own property tax levy to generate the revenues necessary to retire its debt. The following table reports debt balances at December 31, 2025 and 2024, exclusive of deferred debt related items.

Long-Term Debt Governmental Activities	2025	2024
NIGID General Obligation Bonds	\$ 38,095,000	\$ 40,650,000
ECAGID General Obligation Limited Tax Tax-Free Loan	12,670,000	13,170,000
Sales and Use Tax Revenue Bonds	180,590,000	187,735,000
Certificates of Participation	21,045,000	21,970,000
Compensated Absences	4,748,185	4,121,752
Leases	1,976,675	2,338,322
Subscription-Based IT Arrangements (SBITAs)	5,977,393	5,124,302
Total	\$ 265,102,253	\$ 275,109,376

See Note 3-G for additional information about the City's long-term debt.

ECONOMIC CONDITIONS AFFECTING THE CITY

Highlights from the City of Commerce City Economic Activity Report dated March 2026, which largely contains 4th Quarter 2025 data, are listed below (this is the most current quarterly report available at the time of printing).

- Commerce City reported an unemployment rate of 3.7 percent in the fourth quarter of 2025, down 1.4 percentage points from the same period in 2024, and down 0.4 percentage points from the previous quarter.
- Colorado's Mountain Region reported an 18.4 percent decrease in Consumer Confidence from Q4 2024 to Q4 2025. The U.S. Index fell 14.9 percent during the same period. According to analysts at the Conference Board, consumer confidence weakened substantially in Q4 2025, with sentiment deteriorating as the quarter progressed. Consumers grew more pessimistic about current business conditions and labor market prospects, reflected in a sharp drop in the Present Situation Index and a continued erosion in perceptions of job availability. The Expectations index remained below the recession-warning level of 80 for the 11th consecutive month.
- Commerce City reported 243 detached home sales in the fourth quarter of 2025, down 13.2 percent from the same quarter in 2024. Attached home sales rose 4.8 percent over the period to 22 units. Detached home prices in Commerce City fell 4.4 percent from Q4 2024 to Q4 2025, or an average decline of \$23,088. Attached homes sold for an average of \$16,279 less in Q4 2025 compared to the same quarter last year, a decrease of 4.2 percent.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Commerce City's finances for all those interested in the City's finances and demonstrate the City's commitment to public accountability. If you have questions about this report or need additional information, please contact the City's Finance Department via email at finance@c3gov.com or call 303-289-3602.

2025

BASIC FINANCIAL
STATEMENTS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

BASIC FINANCIAL
STATEMENTS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Statement of Net Position
December 31, 2025

	Primary Government	Component Unit
	Governmental Activities	Quality Community Foundation
Assets		
Current Assets		
Equity in Pooled Cash and Investments (Note 3-A)	\$ 342,132,242	\$ 273,519
Receivables		
Accounts	15,654,153	-
Property Taxes (Note 3-B)	15,368,435	-
Sales and Use Taxes	10,039,004	-
Notes	34,541	-
Leases	9,021	-
Inventory (Note 1-E-4)	527,237	-
Prepaid Items (Note 1-E-5)	313,286	-
Assets Held for Resale (Note 3-E)	8,116,184	-
Total Current Assets	392,194,103	273,519
Non-Current Assets		
Restricted Equity in Pooled Cash and Investments (Note 3-A)	27,578,199	-
Leases Receivable	259,035	-
Prepaid Items (Note 1-E-5)	58,198	-
Capital Assets (Note 3-C)		
Nondepreciable	138,185,446	-
Depreciable, Net	372,812,104	-
Right to Use Assets (leases), Net of Amortization	1,949,997	-
Right to Use Assets (IT), Net of Amortization	6,413,618	-
Total Non-Current Assets	547,256,597	-
Total Assets	939,450,700	273,519
Deferred Outflows of Resources (Note 3-D)	1,090,675	-
Liabilities		
Current Liabilities		
Vouchers and Contracts Payable	17,178,644	-
Accrued Expenses Payable	977,688	-
Deposits Payable	2,100,139	-
Accrued Interest Payable	2,877,421	-
Unearned Revenue	11,185,711	-
Compensated Absences Payable (Note 3-G)	332,373	-
Certificates of Participation Payable (Note 3-G)	975,000	-
ECAGID General Obligation Loan	12,670,000	-
General Obligation Bonds Payable (Note 3-G)	2,680,000	-
Sales and Use Tax Revenue Bonds Payable (Note 3-G)	7,535,000	-
Leases Payable (Note 3-H)	728,375	-
Subscriptions Payable (Note 3-H)	1,706,262	-
Total Current Liabilities	60,946,613	-
Non-Current Liabilities		
Compensated Absences Payable (Note 3-G)	4,415,812	-
Certificates of Participation Payable (Note 3-G)	20,804,317	-
General Obligation Bonds Payable (Note 3-G)	40,221,095	-
Sales and Use Tax Revenue Bonds Payable (Note 3-G)	175,779,223	-
Leases Payable (Note 3-H)	1,248,300	-
Subscriptions Payable	4,271,131	-
Total Non-Current Liabilities	246,739,878	-
Total Liabilities	307,686,491	-
Deferred Inflows of Resources (Note 3-D)	19,150,698	-
Net Position		
Net Investment in Capital Assets (Note 3-K)	273,883,197	-
Restricted for:		
Capital Projects	39,448,322	-
Debt Service	401,189	-
Capital Outlay and Operations	22,093,455	273,519
Urban Renewal	4,311,977	-
Emergencies (Note 2-D)	6,070,395	-
Public Safety	642,142	-
Public Works	1,559,160	-
Parks, Recreation and Golf	438,678	-
Unrestricted	264,855,671	-
Total Net Position	\$ 613,704,186	\$ 273,519

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Statement of Activities
For the Year Ended December 31, 2025

Function/Program	Expenses	Program Revenues		
		Charges for Services and Sales and Fines	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
General Government	\$ 19,119,383	\$ 5,151,643	\$ 182,380	\$ -
Human Resources	3,278,166	-	-	-
Finance	8,490,157	-	-	-
Community Development	10,060,365	5,580,497	2,688,726	-
Public Safety	37,162,222	1,798,300	649,941	-
Public Works	42,015,658	8,692,179	1,411,268	22,636,292
Parks, Recreation and Golf	24,477,943	7,278,846	59,732	3,714,712
Interest and Fiscal Charges	8,700,320	-	-	-
Total Governmental Activities	153,304,214	28,501,465	4,992,047	26,351,004
Total - Primary Government	153,304,214	28,501,465	4,992,047	26,351,004
Component Units				
Quality Community Foundation	212,805	-	-	-
Total - Component Units	212,805	-	-	-

General Revenues

Property Taxes Levied for General Purposes
Sales and Use Taxes
Specific Ownership Taxes
Franchise Taxes
Other Taxes
Investment Earnings
Miscellaneous
Gain on Sale of Assets

Total General Revenues

Change in Net Position

Net Position Beginning of Year, as previously reported

Change within Financial Reporting Entity (Note 1-E-18)

Net Position Beginning of Year, as adjusted

Net Position End of Year

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Statement of Activities
For the Year Ended December 31, 2025

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Unit	
Governmental Activities	Business-Type Activities	Total	Quality Community Foundation	
\$ (13,785,360)	\$ -	\$ (13,785,360)	\$ -	
(3,278,166)	-	(3,278,166)	-	
(8,490,157)	-	(8,490,157)	-	
(1,791,142)	-	(1,791,142)	-	
(34,713,981)	-	(34,713,981)	-	
(9,275,919)	-	(9,275,919)	-	
(13,424,653)	-	(13,424,653)	-	
(8,700,320)	-	(8,700,320)	-	
(93,459,698)	-	(93,459,698)	-	
(93,459,698)	-	(93,459,698)	-	
			(212,805)	
			(212,805)	
13,379,421	-	13,379,421	-	
119,896,168	-	119,896,168	-	
659,927	-	659,927	-	
3,987,938	-	3,987,938	-	
6,778,124	-	6,778,124	-	
21,519,531	-	21,519,531	2,534	
928,574	-	928,574	232,879	
6,240	-	6,240	-	
167,155,923	-	167,155,923	235,413	
73,696,225	-	73,696,225	22,608	
538,862,371	1,145,590	540,007,961	250,911	
1,145,590	(1,145,590)	-	-	
540,007,961	-	540,007,961	250,911	
\$ 613,704,186	\$ -	\$ 613,704,186	\$ 273,519	

City of Commerce City, Colorado
Balance Sheet
Governmental Funds
December 31, 2025

	General	Capital Expenditures
Assets		
Equity in Pooled Cash and Investments	\$ 116,721,037	\$ 137,252,355
Receivables		
Accounts	2,513,347	12,574,688
Property Taxes	5,363,717	-
Sales and Use Taxes	10,039,004	-
Notes	34,541	-
Interfund	38,164	-
Leases	268,056	-
Inventory	82,665	-
Prepaid Items	152,119	161,167
Assets Held for Resale	-	-
Restricted Equity in Pooled Cash and Investments	-	27,177,010
Total Assets	135,212,650	177,165,220
Liabilities		
Vouchers and Contracts Payable	5,021,402	9,929,848
Accrued Expenditures	502,893	-
Deposits Payable	2,086,454	13,685
Interfund Payable	-	-
Unearned Revenue	5,425,386	5,695,780
Total Liabilities	13,036,135	15,639,313
Deferred Inflows of Resources	5,523,981	7,207,365
Total Liabilities and Deferred Inflows of Resources	18,560,116	22,846,678
Fund Balances		
Nonspendable	269,325	161,167
Restricted	21,553,766	27,532,589
Committed	-	-
Assigned	40,534,073	126,624,786
Unassigned	54,295,370	-
Total Fund Balances	116,652,534	154,318,542
Total Liabilities, Deferred Inflow of Resources and Fund Balances	\$ 135,212,650	\$ 177,165,220

See accompanying notes to the basic financial statements

Northern Infrastructure GID		Other Governmental Funds		Total Governmental Funds	
\$	7,071,108	\$	67,725,728	\$	328,770,228
	55,384		500,039		15,643,458
	5,199,603		4,805,115		15,368,435
	-		-		10,039,004
	-		-		34,541
	-		-		38,164
	-		-		268,056
	-		-		82,665
	-		-		313,286
	1,253,784		6,862,400		8,116,184
	-		401,189		27,578,199
	13,579,879		80,294,471		406,252,220
	-		234,280		15,185,530
	-		-		502,893
	-		-		2,100,139
	-		38,164		38,164
	-		64,545		11,185,711
	-		336,989		29,012,437
	5,199,603		4,819,132		22,750,081
	5,199,603		5,156,121		51,762,518
	-		-		430,492
	8,380,276		37,463,451		94,930,082
	-		34,779,712		34,779,712
	-		2,895,187		170,054,046
	-		-		54,295,370
	8,380,276		75,138,350		354,489,702
\$	13,579,879	\$	80,294,471	\$	406,252,220

City of Commerce City, Colorado
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
December 31, 2025

Total Governmental Fund Balances	\$	354,489,702
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Amounts reported for governmental activities in the government-wide statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds (exclusive of internal service funds capital assets).

Cost	983,393,244	
Less accumulated depreciation	(484,489,602)	
		498,903,642

Governmental right to use assets are not financial resources and therefore are not reported in governmental funds (exclusive of internal service funds).

Cost	820,742	
Less accumulated amortization	(205,185)	
		615,557

Grant revenues reported as deferred inflow of resources at fund reporting level because it is not available but reported as revenue on government wide financial statements.	7,207,365
--	------------------

The internal service funds are used by management to charge the costs of the operation and maintenance of the vehicle fleet, facilities and information technology equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities column on the government-wide statement of net position.	23,457,096
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Liabilities not due and payable in the current period and therefore are not reported in the governmental fund balance sheets but are reported on the government-wide statement of net position (exclusive of internal service funds compensated absences).

Bonds payable and bond premiums	(247,994,635)	
Loan payable	(12,670,000)	
Compensated absences payable	(4,340,030)	
Accrued interest payable	(2,877,421)	
Leases payable	(627,981)	
		(268,510,067)

Bond insurance is reported as bond issuance costs at the fund level but capitalized on the government wide statement of net position.	58,199
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Bond refundings are reported as other financing sources and uses in the governmental fund financial statements but refunding amounts are reported as deferred outflows of resources on the government-wide statement of net position.	(2,517,308)
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	\$ 613,704,186
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See accompanying notes to the basic financial statements

CITY OF COMMERCE CITY

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City of Commerce City, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Capital Expenditures
Revenues		
Property Taxes	\$ 4,847,636	\$ -
Sales and Use Taxes	119,896,168	-
Specific Ownership Taxes	249,800	-
Other Taxes	5,463,234	2,569,857
Licenses and Permits	5,936,595	-
Intergovernmental	4,370,078	9,251,412
Charges for Services	10,935,599	31,904
Fines and Forfeitures	1,454,302	-
Donations	-	-
Investment Earnings	13,331,108	1,876,614
Miscellaneous	2,063,011	700,000
Total Revenues	168,547,531	14,429,787
Expenditures		
Current		
General Government	13,339,929	-
Human Resources	3,278,166	-
Finance	8,490,157	-
Community Development	8,972,593	-
Public Safety	37,176,525	-
Public Works	22,891,521	-
Parks, Recreation and Golf	21,103,447	-
Capital Outlay	-	47,782,012
Debt Service		
Principal Retirement	925,000	-
Interest and Fiscal Charges	1,026,588	-
Total Expenditures	117,203,926	47,782,012
Excess (Deficiency) of Revenues Over (Under) Expenditures	51,343,605	(33,352,225)
Other Financing Sources (Uses)		
Transfers In	88,752	33,765,483
Transfers Out	(42,752,164)	-
Total Other Financing Sources (Uses)	(42,663,412)	33,765,483
Net Change in Fund Balances	8,680,193	413,258
Fund Balances, Beginning, as previously reported	107,972,341	153,905,284
Change within Financial reporting entity (Note 1-E-18)	-	-
Fund Balances, Beginning, as adjusted	107,972,341	153,905,284
Fund Balances, Ending	\$ 116,652,534	\$ 154,318,542

Northern Infrastructure GID		Formerly Major Impact Fees		Other Governmental Funds		Total Governmental Funds	
\$	4,881,728	\$	-	\$	3,650,057	\$	13,379,421
	-		-		-		119,896,168
	250,511		-		159,616		659,927
	-		-		-		8,033,091
	-		-		-		5,936,595
	-		-		4,134,565		17,756,055
	-		-		8,660,275		19,627,778
	-		-		-		1,454,302
	-		-		1,375		1,375
	411,858		-		5,156,320		20,775,900
	194,655		-		251,048		3,208,714
	5,738,752		-		22,013,256		210,729,326
	84,197		-		62,888		13,487,014
	-		-		-		3,278,166
	-		-		-		8,490,157
	-		-		723,354		9,695,947
	-		-		124,555		37,301,080
	-		-		-		22,891,521
	-		-		59,732		21,163,179
	-		-		-		47,782,012
	2,555,000		-		7,645,000		11,125,000
	2,032,850		-		6,951,962		10,011,400
	4,672,047		-		15,567,491		185,225,476
	1,066,705		-		6,445,765		25,503,850
	-		-		13,491,083		47,345,318
	-		-		(3,487,403)		(46,239,567)
	-		-		10,003,680		1,105,751
	1,066,705		-		16,449,445		26,609,601
	7,313,571		18,093,378		39,449,937		326,734,511
	-		(18,093,378)		19,238,968		1,145,590
	7,313,571		-		58,688,905		327,880,101
\$	8,380,276	\$	-	\$	75,138,350	\$	354,489,702

City of Commerce City, Colorado
Reconciliation of the Governmental Funds Statement of Revenues,
Expenditures, and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2025

Net Changes In Fund Balances - Total Governmental Funds

Amounts reported for governmental activities in the government-wide statement of activities are different because: **\$ 26,609,601**

Governmental funds report capital outlays as expenditures, while in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. These amounts, exclusive of internal service fund activity, are the differences in the treatment of capital assets.

Expenditures for Capital Assets	44,926,460	
Current year amortization, lease assets	(191,826)	
Current Year depreciation, capital assets	(24,809,206)	19,925,428

Some revenues in the Statement of Activities do not provide current financial resources and are not reported as revenues in the governmental fund statements. These revenues result from the contribution of capital assets.

Developer Contributions		9,111,227
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In the governmental funds, the proceeds from the sale of assets increase financial resources, while in the statement of activities, only the gain/loss on the sale of assets is reported. These amounts, exclusive of internal service fund activity, are the differences in the treatment of the transactions involving capital assets.

Gain on Termination of Lease		6,240
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Repayment of long-term debt principal and leases is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Debt	11,125,000	
Leases	180,244	11,305,244

Some revenues in the government-wide statement of activities do not provide current financial resources and are not reported as revenues in the governmental fund operating statement.

Change in grant revenues		4,447,885
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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.

Amortization of bond discount/premium, deferred loss on refunding and prepaid bond insurance costs	1,204,939	
Change in accrued interest	133,109	
Change in compensated absences	(559,016)	779,032

The internal service funds used by management to charge the costs of the operation and maintenance of the vehicle fleet, buildings, computer equipment, and benefits to individual funds are not reported in the government-wide statement of activities on the government-wide statement of activities. Governmental fund expenditures and related internal service fund revenues are eliminated.

1,511,568

Elimination of transfers between governmental funds.

Transfers in	(46,239,567)	
Transfers out	46,239,567	0

Change In Net Position of Governmental Activities		<u>\$ 73,696,225</u>
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See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Proprietary Funds
Statement of Net Position
December 31, 2025

	Governmental Activities
	Internal Service Funds
Assets	
<i>Current Assets</i>	
Cash and Cash Equivalents (Note 3-A)	\$13,362,014
Accounts Receivable	10,695
Inventory (Note 1-E-4)	444,572
<i>Total Current Assets</i>	13,817,281
<i>Noncurrent Assets</i>	
Capital assets (Note 3-C)	
Depreciable Capital Assets, Net	12,093,908
Right to Use Assets (leases), Net	1,334,440
Right to Use Assets (IT), Net	6,413,618
<i>Total Noncurrent Assets</i>	19,841,966
Total Assets	33,659,247
Liabilities	
<i>Current Liabilities</i>	
Vouchers and Contracts Payable	1,993,114
Accrued Expenses Payable	474,795
Compensated Absences Payable	408,155
Leases Payable	568,382
Subscriptions Payable	1,706,262
<i>Total Current Liabilities</i>	5,150,708
<i>Long-Term Liabilities</i>	
Leases Payable	780,312
Subscriptions Payable	4,271,131
<i>Total Long-Term Liabilities</i>	5,051,443
Total Liabilities	10,202,151
Net Position	
Net Investment in Capital Assets (Note 3-J)	12,515,879
Restricted for Emergencies	2,528
Unrestricted	10,938,689
Total Net Position	\$23,457,096

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Proprietary Funds
Statement of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended December 31, 2025

	Business-Type Activities		Governmental Activities
	Formerly Enterprise Nonmajor Solid Waste Management	Total	Internal Service Funds
Operating Revenues			
Charges for Services	\$ -	\$ -	\$ 29,619,761
Miscellaneous	-	-	479,340
Total Operating Revenues	-	-	30,099,101
Operating Expenses			
Salaries	-	-	6,225,409
Purchased Services and Charges	-	-	7,900,647
Materials and Supplies	-	-	2,216,333
Insurance and Other Expenses	-	-	7,786,279
Amortization	-	-	2,562,328
Depreciation	-	-	1,534,417
Total Operating Expenses	-	-	28,225,413
Operating Income	-	-	1,873,688
Non-Operating Revenues			
Investment Earnings	-	-	743,631
Total Non-Operating Revenues	-	-	743,631
Income Before Transfers	-	-	2,617,319
Transfers In	-	-	469,249
Transfers Out	-	-	(1,575,000)
Change in Net Position	-	-	1,511,568
Fund Balances, Beginning, as previously reported	1,145,590	1,145,590	-
Change within Financial reporting entity (Note 1-18-E)	(1,145,590)	(1,145,590)	-
Net Position, Beginning, as adjusted	-	-	21,945,528
Net Position, Ending	\$ -	\$ -	\$ 23,457,096

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2025

	Governmental Activities
	Internal Service Funds
Cash Flows from Operating Activities	
Cash Received from Interfund Services Provided	\$ 30,116,860
Cash Payments to Employees for Services	(6,157,992)
Cash Payments for Goods and Services	(17,070,645)
Net Cash Provided by Operating Activities	6,888,223
Cash Flows from Noncapital Financing Activities	
Transfers In	469,249
Transfers Out	(1,575,000)
Net Cash Used in Noncapital Financing Activities	(1,105,751)
Cash Flows from Capital and Related Financing Activities	
Proceeds from Sale of Capital Assets	2,732
Payments for Capital Acquisitions	(8,016,629)
Net Cash Used in Capital and Related Financing Activities	(8,013,897)
Cash Flows from Investing Activities	
Investment Earnings	743,631
Net Increase (Decrease) in Cash and Cash Equivalents	(1,487,794)
Cash and Cash Equivalents, Beginning	14,849,808
Cash and Cash Equivalents, End	\$ 13,362,014

(continued)

City of Commerce City, Colorado
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2025

(continued)

	Governmental Activities Internal Service Funds
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating Income	\$1,873,688
Adjustments	
Depreciation	1,534,417
Amortization	2,562,328
(Increase) Decrease in Assets:	
Accounts Receivable	17,759
Inventory	(83,497)
Prepaid Items	222,794
Increase (Decrease) in Liabilities:	
Vouchers and Contracts Payable	956,231
Accrued Expenses	(262,914)
Compensated Absences	67,417
Net Cash Provided by Operating Activities	\$6,888,223
Non-Cash Financing, and capital activities	
Capital assets acquired through leases	\$696,595
Capital assets acquired through SBITAs	\$2,522,082

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Fiduciary Funds
Statement of Fiduciary Net Position
December 31, 2025

	Elected Official Retirement Trust Fund	School Facilities Fee Custodial Fund
Assets		
Equity in Pooled Cash and Investments	\$ 290,579	\$ 2,808,194
Total Assets	<u>290,579</u>	<u>2,808,194</u>
Net Position		
Restricted for		
Pensions	290,579	-
Organizations or Other Governments	-	2,808,194
Total Net Position	<u>\$ 290,579</u>	<u>\$ 2,808,194</u>

See accompanying notes to the basic financial statements

City of Commerce City, Colorado
Fiduciary Funds
Statement of Changes in Fiduciary Net Position
For the Year Ended December 31, 2025

	Elected Official Retirement Trust Fund	School Facilities Fee Custodial Fund
Additions		
Contributions		
School Facility Fees	\$ -	\$ 821,582
Investment Earnings	16,038	178,358
Employer Contributions	41,760	-
Total Additions	<u>57,798</u>	<u>999,940</u>
Deductions		
Benefits	38,160	-
Payments of Fees to Schools	-	1,600,000
Total Deductions	<u>38,160</u>	<u>1,600,000</u>
Net Increase (Decrease) in Fiduciary Net Position	19,638	(600,060)
Net Position, Beginning	<u>270,941</u>	<u>3,408,254</u>
Net Position, Ending	<u>\$ 290,579</u>	<u>\$ 2,808,194</u>

See accompanying notes to the basic financial statements

2025

NOTES TO THE BASIC
FINANCIAL STATEMENTS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

NOTES TO THE BASIC
FINANCIAL STATEMENTS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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- 1-E. Assets, Liabilities, and Fund Equity
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NOTES TO THE BASIC FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

The accounting and reporting policies of the City conform to generally accepted accounting principles (GAAP) in the United States as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting. These policies have been consistently applied in the preparation of the City's financial statements. The following is a summary of significant accounting policies. This summary is provided to assist the reader in evaluating the City's financial statements.

1-A. Reporting Entity

Initially incorporated as Commerce Town in 1952, the City of Commerce City, Colorado, (the City) was incorporated as a Home Rule Municipality in 1970 and operates under a Council/Manager form of government. The City provides the following services as authorized by its charter: public safety (police), highways and streets, parks and recreation, public improvements, planning and zoning, and general administrative services.

The financial statements present the financial activities of the City government and its component units. The primary government of the City consists of all funds, departments, boards, and agencies that are not legally separate from the City.

Component units are legally separate entities for which the City is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization's governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organizations; or (2) the City is legally entitled to or can otherwise access the organization's resources; the City is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to the organization; or the City is obligated for the debt of the organization. Component units also may include organizations that are fiscally dependent on the City in that the City approves the budget, levies taxes, or issues debt on behalf of the units.

The City's component units are presented either as "blended" or "discretely presented." The blended component units are reported as such, because the City substantively shares the same governing body with its four blended component units. Additionally, there is a financial benefit or burden between the City and these four blended component units and the City has operational responsibility for these units. Each blended component unit is presented as if it was a fund of the City, included at both the government-wide and fund financial reporting levels.

Each discretely presented component unit is reported in a separate column in the financial statements to emphasize legal separation from the City. Discretely presented component units are reported only at the government-wide financial reporting level. The component unit columns included on the government-wide financial statements identify the financial data of the City's discretely presented component units. Below is a brief description of the City's component units.

Blended component units:

Commerce City Northern Infrastructure General Improvement District (NIGID) – Members of the City Council serve as the Board of Directors of the NIGID. The objective of the NIGID is the development of roadways, water, and wastewater improvements in the District that will promote the health, prosperity, security, and general welfare of the citizens of the City and the District. The NIGID is reported as a capital projects fund and does not issue separate financial statements.

Commerce City E-470 Commercial Area General Improvement District (ECAGID) – The ECAGID was established on April 1, 2013. Members of the City Council serve as the Board of Directors of the ECAGID.

The objective of the ECAGID is the development of roadway, water, and wastewater improvements in the District that will promote the health, prosperity, security, and general welfare of the inhabitants of the City and the District. The ECAGID is reported as a capital projects fund and does not issue separate financial statements.

Commerce City E-470 Residential Area General Improvement District (ERAGID) – The ERAGID was established on July 15, 2013. Members of the City Council serve as the Board of Directors of the ERAGID. The purpose of the ERAGID is the construction, installation, maintenance, and operation of water and sewer improvements, roadway and related improvements, and recreation improvements, for the benefit of its municipal residents. The ERAGID is reported as a capital projects fund and does not issue separate financial statements.

Urban Renewal Authority (URA) – The URA Board consists of up to thirteen members: (1) the elected members of the City of Commerce City's City Council; (2) a member appointed by the Adams County Board of County Commissioners; (3) a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the URA; (4) an elected member of a board of education of a school district levying a mill levy within the boundaries of the URA selected by agreement of the school districts levying a mill levy within the boundaries of the URA; and (5) a member appointed by the Mayor of the City of Commerce City. The objective of the URA is the acquisition, clearance, rehabilitation, conservation, development, or redevelopment of slum and blighted areas within the City. The URA's primary own-source revenues are earmarked property taxes and miscellaneous revenues. Current URA plan areas include:

- City Center Phase I
- Prairie Gateway
- Derby Business District
- Mile High Greyhound Park
- Sandcreek Business Area

The Authority is reported as a special revenue fund and does not issue separate financial statements.

Discretely presented component units:

Quality Community Foundation (QCF) – The QCF was created as a 501(c)3 organization in 2006 to provide charitable services to the community. The Foundation has a Board of Directors of not less than five directors or more than eleven directors. The Board of Directors consists of the City's finance director and such other members appointed by the City Council. There is a financial burden on the City as the City provides the majority of the Foundation's revenues. The Foundation does not issue separate financial statements.

1-B. Basis of Presentation

The City's basic financial statements consist of government-wide statements, including a statement of net position, a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

Government-wide Financial Statements – The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole. The primary government and the discretely presented component units are presented separately within these financial statements with the focus on the primary government. Fiduciary activities are not included at the government-wide reporting level. Individual funds are not displayed; however, the statements distinguish governmental activities supported by taxes and general revenues from business-type activities financed in whole or in part by fees charged

to external customers. The operating activity of the internal service funds is eliminated to avoid double counting revenues and expenses.

The statement of net position presents the financial position of the governmental and business-type activities of the City and its discretely presented component units at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities, for each identifiable activity of the business-type activities of the City, and for each discretely presented component unit. Direct expenses are those specifically associated with a function and clearly identifiable to that function. The City does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services in the form of fees and other charges paid by users of the City's services, (2) operating grants and contributions which finance annual operating activities including restricted investment income, and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to program uses.

To match program revenues to functions, the determining factor for charges for services is which function generates the revenue. For grants and contributions, the determining factor is to which functions the revenues are restricted. Revenues that are not categorized as program revenues, such as taxes, are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

Fund Financial Statements – During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and demonstrate legal compliance. Fund financial statements are designed to present financial information at this more detailed level. Fund financial statements are provided for governmental, proprietary, and fiduciary funds.

Major individual governmental and enterprise funds are reported in separate columns with composite columns for non-major funds. The internal service funds are presented in a single column on the face of the proprietary fund statements. Fiduciary funds are reported by type.

Fund Accounting – The City uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The City uses three categories of funds: governmental, proprietary, and fiduciary.

Governmental Funds – Governmental funds are those through which most governmental functions are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they will be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between governmental fund assets and liabilities and deferred inflows of resources as fund balance. The following are the City's governmental funds:

General Fund (major fund) – The general fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Capital Expenditures Fund (major fund) – This fund accounts for the design and construction of capital improvement projects.

Northern Infrastructure General Improvement District (GID) Fund (major fund) – This fund accounts for the construction of infrastructure improvements within the GID.

Other Governmental Funds – Include the non-major debt service fund, non-major special revenue funds and non-major capital project funds established to account for specific revenue sources and capital project areas that are not accounted for in any of the governmental funds listed above. Again for 2024, the Urban Renewal Authority Fund is considered a non-major special revenue fund. This fund accounts for activities related to acquisition, clearance, rehabilitation, conservation, development, and redevelopment in the interest of public health, safety, morals, or welfare for residents of the City.

Proprietary Funds – Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position, and cash flows. Proprietary funds are classified as either enterprise or internal service. Enterprise funds are used to account for activities that operate like a business. Internal service funds are used for goods or services provided on a cost-reimbursement basis to City departments. The City's proprietary funds are the Fleet Management, Information Technology, Facility Services, and Benefits Internal Service Funds.

Fiduciary Funds – Fiduciary fund reporting focuses on net position. The City's fiduciary funds are one pension trust fund and a custodial fund. The pension trust fund provides pensions to City elected officials. The custodial fund collects school facility fees for two school districts and forwards these fees to the school districts.

1-C. Measurement Focus

Government-wide Financial Statements – The government-wide financial statements are prepared using the economic resources measurement focus. All assets and deferred outflows, and all liabilities and deferred inflows associated with City operations are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements – All governmental funds are accounted for using the current financial resources measurement focus. Under this measurement focus, only current assets and current liabilities are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the way the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide and the governmental fund statements.

Like the government-wide statements, all proprietary fund types and pension trust funds are prepared using the economic resources measurement focus on both financial reporting levels. Custodial funds, too, use the economic resources measurement focus. All assets and all liabilities associated with the operation of these funds are included on the statement of net position. The statement of changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

1-D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. At the fund reporting level, governmental funds use the modified accrual basis of accounting. Fiduciary funds, including custodial funds, use the accrual basis of accounting. Proprietary funds use the accrual basis of accounting at both reporting levels. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of unearned revenue, and in the presentation of expenses versus expenditures.

Revenues - Exchange Transactions – Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified

accrual basis, revenue is recorded when the exchange takes place and in the calendar year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the City, the phrase “available for exchange transactions” means expected to be received within 60 days of year-end.

Revenues - Non-exchange Transactions – Non-exchange transactions in which the City receives value without directly giving equal value in return include sales tax, property taxes, grants, and donations. On an accrual basis, revenue from sales tax is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the calendar year for which the taxes are levied (Note 3-B). Revenue from grants and donations is recognized in the calendar year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected by December 31, 2025, for property taxes and within 60 days thereafter for other non-exchange transactions) before being recognized.

Under the modified accrual basis, those revenues susceptible to accrual are property taxes, sales/use tax, other taxes (franchise, cigarette, etc.), and special assessments. Reimbursement based grants are recognized as revenue when the qualifying expenditures have been incurred and grant requirements have been met. All other revenue items are considered to be measurable and available only when cash is received by the City.

Unearned Revenue – Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

On both the government-fund financial statements and the government-wide financial statements, revenues are considered unearned for:

- Grants and entitlements received before the eligibility requirements are met (e.g., cash advances)
- Sales taxes have been received from disputed sales tax assessments
- Cash in lieu of public improvements defined in agreements

Expenses/Expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred, if measurable. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

1-E. Assets, Liabilities, and Fund Equity

1-E-1. Cash, Cash Equivalents, and Investments

Cash and Cash Equivalents – Cash and cash equivalents include amounts on demand and time deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. Cash and cash equivalents are reported on balance sheets, statements of net position, and in cash flow statements.

Cash balances of most City funds are pooled and invested. Interest earned from investments purchased with pooled cash is allocated to each fund based on the fund's average equity balance in the pooled fund, except interest earned on Capital Project Funds financed by transfers, which is credited to the General Fund.

Investments – The City is authorized by the City charter and Colorado statutes to invest in:

- Bonds and other interest-bearing obligations of the United States government,
- Bonds and other interest-bearing obligations which are guaranteed by the United States government,
- Bonds which are a direct obligation of the State of Colorado, or of any city, county, or school district therein,
- Demand accounts, interest bearing savings accounts or certificates of deposit in eligible public depositories,
- Investment instruments defined in Colorado law as eligible for the investment of police and pension funds,
- Notes or bonds issued pursuant to the "National Housing Act",
- Repurchase agreements, and
- Local government investment pools.

The City charter also authorizes the City to invest in real estate for the purpose of enhancing development of the City in accordance with the City's Master Plan.

The Urban Renewal Authority, the Commerce City Northern Infrastructure General Improvement District, and are authorized by their respective governing Boards to invest in obligations as prescribed by Colorado statutes and their respective bylaws.

Assets of the City's pension plans are invested in accordance with Colorado statutes. These statutes authorize the City to invest these assets in:

- Bonds and other interest-bearing obligations of the United States government,
- Bonds, and other interest-bearing obligations which are guaranteed by the United States government,
- State and municipal bonds,
- Corporate notes, bonds, or debentures (convertible or otherwise),
- Railroad equipment trust certificates,
- Real property,
- Loans secured by first mortgages or deeds of trust on real property,
- Guarantee agreements with life insurance companies,
- Real estate limited partnerships, and
- Common or preferred corporate stocks.

Investments of the City are stated at fair value based upon quoted market prices. The value of investments held in external investment pools is the same as the value of pool shares. These investment pools are created by State Statute and operate similarly to a money market fund and each share is equal in value to \$1. The designated custodial bank provides safekeeping and depository services to these investment pools in connection with the direct investment and withdrawal functions of these investment pools. All securities owned by these investment pools are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by these investment pools. Investments of these investment pools consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Government Securities.

Restricted Assets – At December 31, 2025, the City is reporting total restricted cash of \$27,177,010 which represents unspent bond proceeds.

1-E-2. Receivables

All trade and property tax receivables are reported net of an allowance for uncollectible amounts, where applicable.

1-E-3. Interfund Balances

On the fund financial statements, receivables and payables resulting from short-term interfund loans are classified as "interfund receivables/payables." These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any net residual amounts due between governmental and business-type activities, which are reclassified and presented as internal balances.

1-E-4. Consumable Inventories

On the government-wide financial statements, inventories are presented at the lower of cost or market on a first-in, first-out basis and are expensed when used (i.e., the consumption method).

On the fund financial statements, inventories of governmental funds are stated at cost while inventories of proprietary funds are stated at the lower of cost or market. For all funds, cost is determined on a first-in, first-out basis. The cost of inventory items is recorded as an expenditure in the governmental fund types when consumed. Inventories of the proprietary funds are expensed when consumed.

1-E-5. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2025, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed. At the fund reporting level, an equal amount of fund balance is considered "nonspendable", as this amount is not available for general appropriation. Prepaid insurance relating to bond issuance costs are described in Note 1-E-9.

1-E-6. Capital Assets

General capital assets are those assets not specifically related to activities reported in the proprietary funds. These assets generally result from expenditures in governmental funds or contributions. The City reports these assets in the governmental activities column of the government-wide statement of net position but does not report these assets in the governmental fund financial statements. Capital assets utilized by the internal service funds are reported both in the government activities column of the government-wide statement of net position and in the proprietary fund's statement of net position.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition value as of the date received. The City maintains a capitalization threshold of five thousand dollars. The City's infrastructure consists of roads, bridges, storm sewers, traffic islands, street lights, traffic signals, and street signs. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed.

All reported capital assets are depreciated except for land, rights-of-way, water rights, and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure are estimated based on the City's historical records of necessary improvements and replacement. Depreciation is computed using the straight-line method over the following useful lives:

Description	Governmental Activities Estimated Lives
Buildings	30 - 35 years
Vehicles and Equipment	3 - 5 years
Computer Software	5 - 10 years
Infrastructure	3 - 25 years

1-E-7. Compensated Absences

After six months of employment, employees earn general leave benefits based upon time employed, with an option to use up to 48 of these hours during the first six probationary months of employment. General leave benefits accrue as a liability as the benefits are earned if the employee's rights to receive compensation are attributable to services already rendered and it is more likely than not that the employer would compensate the employees for the benefits through paid time off or some other means.

Sick leave benefits do not vest. Sick leave is accrued at the rate of 1 hour for every 30 hours worked, up to 48 hours in a year.

Certain employees working over 40 hours per week have the option to accrue compensatory time at the rate of 1.5 times hours. Compensatory time may be used throughout the year or paid at a scheduled time during the year.

All compensated absence liabilities (for general leave and compensatory time) include salary related payments, where applicable. At the end of the year, all compensatory time not taken is recorded as a liability at the current salary rates and applicable social security, Medicare and retirement costs.

The total compensated absence liability is reported on the government-wide financial statements. Proprietary funds report the total compensated absences liability in each individual fund at the fund reporting level. Compensated absences will be liquidated primarily by the General Fund.

1-E-8. Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of these funds. Compensated absences that will be paid from governmental funds are reported as a liability in the government-wide financial statements based upon year-end general leave and compensatory time balances, following a 7% (current liability) and 93% long-term liability assignment split. Bonds are recognized as a liability in the governmental fund financial statements "when due."

1-E-9. Debt Premiums, Discounts, Issuance Costs and Debt Refunding Gains and Losses

On the government-wide statement of net position and the proprietary fund type statement of net position, debt premiums and discounts are netted against the debt payable for reporting purposes. On the government-wide and proprietary fund type statement of activities, debt premiums and discounts are deferred and amortized over the life of the debt using the effective interest method.

Debt refunding gains and losses are reported as deferred inflows or outflows of resources on the statements of net position. These gains and losses are deferred and amortized over the shorter of the life of the refunding debt (new debt) or the refunded debt (the old debt).

Bond issuance costs are recognized as an outflow of resources in the reporting period in which they are incurred, with the exception of prepaid bond insurance costs, which are deferred and amortized over the life of the debt as amortization expense.

At the government fund reporting level, bond premiums and discounts are reported as other financing sources and uses, separately from the face amount of the bonds issued. Bond issuance costs are reported as debt service expenditures.

1-E-10. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position” (Note 3-K).

Fund Balance – Generally, fund balance represents the difference between the current assets and deferred outflows, and current liabilities and deferred inflows. In the fund financial statements, governmental funds report fund balance classifications in a hierarchical manner based on spending constraints. Fund balances are classified in the five manners below:

1. **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
2. **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
3. **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the approval of an ordinance. The City Council also may modify or rescind the commitment.
4. **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes but are neither restricted nor committed. Through resolution, the City Council has authorized the City finance director or designee to assign fund balances.
5. **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criteria. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

Net Position Flow Assumptions – In order to report net position as a restricted – net position and an unrestricted – net position in the government-wide and proprietary fund financial statements, the City has established a flow assumption policy. It is the City’s policy to use restricted – net position first before using unrestricted – net position.

Fund Balance Flow Assumptions – It is the City’s policy to consider restricted fund balance to have been used before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, it is the City’s policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

Net Position – The net position represents the difference between assets and deferred outflows, and liabilities and deferred inflows. The net position component, “net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has not spent) for the acquisition, construction, or improvement of those assets. The net position is reported as restricted when limitations are imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The balance of the net position is reported as unrestricted.

1-E-11. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the City, these revenues are charges for services for the solid waste program, and the internal use of vehicles, computers, and facilities. Operating expenses are necessary costs incurred to provide the goods or services of the primary activity of each fund. All other revenues and expenses are classified as non-operating including investment earnings, interest expense, and the gain or loss on the disposition of capital assets.

1-E-12. Contributions of Capital

Contributions of capital reported in proprietary fund financial statements and the government-wide financial statements arise from outside contributions of capital assets (e.g. developers), and grants or outside contributions of resources restricted to capital acquisition and construction.

1-E-13. Interfund Activity

Exchange transactions between funds are reported as revenues in the service providing funds and as expenditures/expenses in the service receiving funds. On the government-wide statement of activities, the exchange transactions between the internal service funds and the service receiving funds are eliminated. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after non-operating revenues/expenses section in proprietary funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

Transfers between governmental and business-type activities on the government-wide statement of activities are reported as general revenues. Transfers between funds reported in the governmental activities column are eliminated. Transfers between funds reported in the business type activities column are eliminated.

1-E-14. Estimates

The preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

1-E-15. Rounding

The preparation of the financial statements represents accurate numerical values by using rounding which may cause minor differences in the statements due to rounding. Rounding a numerical value means replacing it by another value that is approximately equal but shorter, simpler, or more explicit.

1-E-16. Leases

As required by GASB Statement No. 87, Leases, the City recognizes applicable lease activities in the financial statements. The City is a lessee for non-cancellable leases of vehicles, buildings and equipment. The City is a lessor of land used for cell phone towers. The City recognizes a lease liability and an intangible right-to-use lease asset in the applicable governmental activities column in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the City determines (1) lease term, and (2) lease payments.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability or revenue are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets, and lease liabilities are reported with long-term debt on the statement of net position.

1-E-17. Subscription-Based Information Technology Arrangements (SBITAs)

The City obtains the right to use vendors' information technology software through various long-term contracts. The City recognizes a subscription liability and an intangible right-of-use subscription asset (the "subscription asset") in the applicable governmental or business-type activities column in the government-wide financial statements. The City recognizes subscription assets and liabilities with a value of \$150,000 or more.

At the commencement of a subscription, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus initial implementation costs. Subsequently, the subscription asset is depreciated on a straight-line basis over its useful life.

Key estimates and judgments related to subscriptions include how the City determines the discount rate it uses to discount the expected subscription payments to present value and the subscription term.

- The City uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for subscriptions.
- The subscription term includes the non-cancelable period of the subscription.

The City monitors changes in circumstances that would require a remeasurement of its subscriptions and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

Subscription assets are reported with other capital assets, and subscription liabilities are reported with long-term debt on the statement of net position.

1-E-18. Accounting Changes and Error Corrections

Accounting Changes:

Prior to 2025, the Impact Fee Fund qualified as a Major Fund. However, in 2025 it no longer qualifies as a major fund and has been included as a nonmajor capital project fund. In compliance with GASB 100, the effects of this accounting change is shown in an adjustment of the financial statements as of December 31, 2024.

Prior to 2025, the Solid Waste Fund was accounted for as an Enterprise Fund. After further evaluation, the City determined the Fund would be more appropriately accounted for as a Special Revenue Fund. In compliance with GASB 100, the effects of this accounting change is shown in an adjustment of the financial statements as of December 31, 2024.

	Reporting Units Affected by Adjustments to Beginning Balances					
	Funds			Government-Wide		
	Former Impact Fee	Major Impact Fee	Nonmajor Impact Fee	Special Revenue Solid Waste	Enterprise Fund Solid Waste	Governmental Activities Business-Type
12/31/2024, as previously reported	\$18,093,378		\$ -	\$ -	\$1,145,590	\$538,862,371 \$1,145,590
Change from Enterprise to Special Revenue Fund		-	-	1,145,590	(1,145,590)	1,145,590 (1,145,590)
Change from Major to Nonmajor fund	(18,093,378)		18,093,378	-	-	- -
12/31/2025, as adjusted	\$ -		\$18,093,378	\$1,145,590	\$ -	\$540,007,961 \$ -

Note 2 – Stewardship, Compliance and Accountability

2-A. Budgetary Information

The City adopts an annual appropriated operating budget for the General Fund, certain Special Revenue Funds (all except Special Improvements Fund, Police Forfeiture Fund - State, and Police Forfeiture Fund - Federal.), the Debt Service Fund, all capital projects funds, all proprietary funds, and certain pension trust funds.

The budgets are adopted on a basis consistent with GAAP for all governmental fund types and fiduciary fund types. Proprietary fund type budgets are adopted on the modified accrual basis of accounting (i.e., a non-GAAP budgetary basis).

The legal level of control (the level at which expenditures may not legally exceed appropriations) for each adopted annual operating budget is the individual fund level. Budgetary control is exercised at the department level.

The City Manager is authorized to transfer budgeted amounts between departments within the same fund. Any revisions, which alter total expenditures of any fund, must be approved by the City Council. During the year, the City Council approved supplemental appropriations. All annual appropriations lapse at calendar year end, with the exception of capital expenditure fund or special improvement? fund appropriations.

The Commerce City Northern Infrastructure General Improvement District budget is prepared by city staff and authorized by the District's Board. Budgetary matters with respect to the basis of accounting, legal level of budgetary control, and lapsing of appropriations are the same for the fund types of the District as similar fund types for the City.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of applicable appropriation, can be employed as an extension of the formal budget process. The City does not use encumbrance accounting as a common practice. When used on an occasional basis, encumbrances lapse at year-end and generally are re-appropriated the following year.

2-B. Excess of Expenditures and Other Financing Uses over Appropriations

For 2025, the Debt Service Fund reported expenditures and other financing uses in excess of appropriations. These excesses were funded by additional revenues in the fund.

Fund	Amount
Debt Service Fund	\$1,165

2-C. Fund Deficits

There are no fund deficits to report for 2025.

2-D. Emergency Reserves

In 1992, Colorado voters approved the Taxpayer's Bill of Rights (TABOR) amendment to the Colorado Constitution that placed certain limits on local government spending, by limiting the amount of revenue that the local government can retain and spend. However, local governments have the option of placing a ballot measure before the voters asking for approval to retain revenue over the limit. The City's voters approved a ballot measure that allows the City to exclude all revenues, except for property taxes, from those included within Article X, Section 20 of the Colorado Constitution.

This section of the Colorado Constitution also requires the maintenance of an emergency reserve equal to 3% of fiscal spending. The use of this reserve is restricted solely for declared emergencies. In accordance with Article X, Section 20 of the Colorado Constitution, the City has reserved 3% of total revenues and transfers in, less a variety of exemptions including most transfers in, as an emergency reserve in the general fund, urban renewal authority fund, special improvement districts fund, chemical roundup fund, CC/BSD use tax fund, capital expenditures fund, northern infrastructure GID fund, water rights fund, the drainage-district funds, impact fees fund, and internal services funds.

Note 3 - Detailed Notes on All Funds

3-A. Deposits and Investments

As required by GASB Statement No. 40, Deposit and Investment Risk Disclosures are included in the notes below.

Deposits - Colorado State statutes govern the City's deposit of cash. The Colorado Public Deposit Protection Act (PDPA) for banks and savings and loans requires state regulators to certify eligible depositories for public deposits. The Act requires eligible depositories with public deposits in excess of the federal insurance levels to create a single institution collateral pool of defined eligible assets. Eligible collateral includes obligations of the United States, obligations of the state of Colorado or local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The fair value of the assets in the pool must be at least equal to 102% of the uninsured deposits.

Custodial Credit Risk – The custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be recovered.

At December 31, 2025, the carrying amount of the City's deposits (including its component units) was \$8,433,752 and the bank balance was \$4,882,678. The bank balance was covered by federal depository insurance of \$500,000 and PDPA of \$4,382,678.

Investments – The City's Charter allows the Finance Director to invest funds not required to be disbursed for a period of thirty (30) days or more in securities permitted by the Statutes of Colorado governing investment of public funds, specifically including interest bearing bonds of the United States, the State of Colorado, and of any city in the State of Colorado. Interest on such investments shall be credited to the fund to which the invested money belongs, if that can be determined. Otherwise, interest is credited to the City's general fund.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City's investment policy limits maturities to ten years or less, with the average maturity of the cash and investment portfolio to not exceed five years.

At December 31, 2025, the City had the following investments and maturities:

Investment Type	Fair Value	Maturity Period			
		Three Months or Less	4 - 12 Months	1 - 5 Years	6 - 10 Years
FARM CREDIT BANK	\$ 145,021,122	\$ 3,000,761	\$ 13,744,258	\$ 68,468,109	\$ 59,807,994
HOME LOAN BANK	75,312,127	3,007,474	10,824,271	40,434,754	21,045,628
INTL BK RECON & DEVELOP	46,501,506			7,847,301	38,654,205
FREDDIE MAC	13,880,563		974,699	8,377,715	4,528,149
TENN VALLEY AUTHORITY	11,404,369				11,404,369
FANNIE MAE	8,406,659			8,406,659	
MUFG BANK LTD/NY	4,944,389		4,944,389		
US TREASURY NOTE	4,047,812				4,047,812
Total	\$ 309,518,547	\$ 6,008,235	\$ 30,487,617	\$ 133,534,538	\$ 139,488,157
Annuity	36,378				
ColoTrust - Money Market	4,207,104				
ColoTrust - GID 104th Ave	4,146,677				
Wells Fargo - Money Market	40,988,461				
MissionSquare RHS Plan	5,795,016				
Total	\$ 364,692,185				

Fair Value Measurement – The City categorizes its fair value measurement within the fair value hierarchy established by GAAP.

The City has the following recurring fair value measurement as of December 31, 2025:

- Federal Agency securities of approximately \$309.5 million are valued using benchmarking and matrix pricing (Level 2 inputs); these include:
 - Farm Credit Note
 - Freddie Mac Note
 - Fannie Mae Note
 - Federal Home Loan Banks BND
 - Treasury Bonds
 - Treasury Notes
 - MUFG Bank LTD/NY Discount
 - Tenn Valley Authority
- Annuity of \$36,378 is valued based on the term of the underlying policy based on actuarial calculation made by the insurer (Level 2 inputs).
- Wells Fargo Money Market holding of \$41.0 million measured at fair value and subject to leveling (Level 2 inputs).
- The Colorado Government Liquid Asset Trust (ColoTrust) Accounts of approximately \$8.4 million is measured at Net Asset Value (NAV) and not subject to leveling. ColoTrust is valued using the Net Asset Value (NAV) per share (or its equivalent) of the investments. ColoTrust does not have any unfunded commitments, redemption restrictions, or redemption notice periods.
- MissionSquare Retirement Health Savings Plan of approximately \$5.8 million is reported at fair value and subject to leveling (Level 1 inputs).

Credit Quality Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City’s investment policy addresses credit quality risk and authorizes the City to invest as follows:

- Commercial Paper that, at the time of purchase, is rated in its highest rating category by one or more nationally recognized organizations which regularly rate such obligations.
- Any interest in any local government investment pool organized pursuant to part 7 of article 75 of title 24, Colorado Revised Statutes, as amended.

As of December 31, 2025, the City has invested \$8,353,781 in the ColoTrust, an investment vehicle established for local government entities in Colorado pursuant to Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes, to pool surplus funds for investment purposes.

The City’s investment in ColoTrust is rated AAAm by S&P. The ColoTrust Board of Trustees, elected by the participants, is responsible for overseeing the management of the investment pools, including establishing operating standards and policies. ColoTrust is routinely monitored by the Colorado Division of Securities with regard to operations and investments. There is no limitation on withdrawals from the local government investment pools. Information related to ColoTrust can be found on their website, www.colotrust.com.

Custodial Credit Risk – This is the risk that, in the event of a bank failure, the City’s investments may not be recovered. The City’s investment policy addresses custodial credit risk as follows:

- Any security issued by, guaranteed by, or for which the credit of any of the following is pledged for payment: The United States Treasury, a Federal Farm Credit bank, the Federal Land Bank, a Federal Home Loan bank, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Export-Import Bank, or the Government National Mortgage Association;
- Any security issued by, guaranteed by, or for which the credit of the following is pledged for payment: An entity or organization which is not listed in paragraph (1) above, but which is created by, or the creation of which is authorized by, legislation enacted by the United States Congress and which is subject to control by the federal government which is at least as extensive as that which governs an entity or organization listed in paragraph (1) above. No security may be purchased pursuant to this paragraph (2) unless, at the time of purchase, the security is rated in its highest rating category by one or more nationally recognized organizations, which regularly rate such obligations.
- Any Banker’s Acceptance that is issued by a state or national bank which has a combined capital and surplus of at least two hundred fifty million dollars. No security may be purchased pursuant to this paragraph (3) unless (a) the deposits of such bank are insured by the federal deposit insurance corporation, and (b) at the time of purchase, the long-term debt of such bank or the holding company of such bank is rated in one of its three highest rating categories by one or more nationally recognized organizations which regularly rate such obligations.
- Repurchase Agreements fully collateralized by obligations referred to in paragraphs (1) or (2) above if all of the following are met: a) the securities subject to the repurchase agreement must be marketable; b) the title to or a perfected security interest in such securities, along with any necessary transfer documents, must be transferred to the City or to a custodian acting on behalf of the City; c) such securities must actually be delivered to a third-party custodian or trustee for safekeeping on behalf of the City; and d) the collateral securities of the repurchase agreement must be collateralized at no less than one hundred two percent (102%) and marked to market no less frequently than weekly.
- All of the City’s investments either are insured or registered or for which the securities are held by the City or its agent in the City’s name or uninsured and unregistered investments for which the securities are held by the counter party’s trust department or agent in the City’s name.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of the City’s investment in a single issuer. The City’s formally adopted investment policy is silent on concentration of credit risk management. The only investments in excess of 5% of the City’s investment portfolio are federal securities and money market funds.

Cash and investment reconciliation:

Fund Reporting Level:	Pooled Cash and Investments	Investments	Total
Government Fund Type - Balance Sheet	\$350,553,411	\$5,795,016	\$356,348,427
Internal Service Funds	13,362,014	-	13,362,014
Statement of Fiduciary Net Position	3,098,773	-	3,098,773
Component Units	273,519	-	273,519
Pension Funds (notes only)	55,752	-	55,752
Total	\$367,343,469	\$5,795,016	\$373,138,485

	Cash	Investments	Total
Cash	\$8,433,752	\$-	\$8,433,752
Petty Cash	12,550	-	12,550
Investments	-	364,692,183	364,692,183
Total	\$8,446,299	\$364,692,183	\$373,138,485

3-B. Receivables

Property Taxes – Property taxes are collected one year in arrears. Property taxes are collected by Adams County, then remitted to the City. Property tax collection dates are listed below for 2024 property taxes received in 2025:

Activity	Date
County Final Certification of Values	December 1, 2024
Mill Levy Certification	December 15, 2024
Enforceable Lien Date	January 1, 2025
1st Half Payment Due Date	March 1, 2025
Full Payment Due Date	April 30, 2025
2nd Half Payment Due Date	June 15, 2025

3-C. Capital Assets

Capital Asset activity for the year ended December 31, 2025 for governmental activities (including internal service funds) was as follows:

Asset Class	Beginning 1/1/2025	Additions	Deletions/ Adjustments	Ending 12/31/2025
Capital Assets Not Being Depreciated:				
Land	\$ 56,867,705	\$ 85,558	\$ -	\$ 56,953,263
Water Rights	15,637,582	-	-	15,637,582
Construction in Progress	30,077,938	47,782,012	12,265,349	65,594,601
Total Capital Assets Not Being Depreciated	102,583,225	47,867,570	12,265,349	138,185,446
Other Capital Assets:				
Storm Sewers	74,084,322	1,552,030	-	75,636,352
Bridges	21,931,403	-	-	21,931,403
Parks (excluding land)	55,152,874	1,619,703	-	56,772,577
Roads	364,089,319	12,635,228	-	376,724,547
Trails	12,749,949	20,801	-	12,770,750
Islands	4,121,431	-	-	4,121,431
Street Lights	25,278,913	-	-	25,278,913
Traffic Signals	13,192,314	-	-	13,192,314
Signage	3,855,549	37,742	-	3,893,291
GID - Water and Sewer Mains	17,549,299	-	-	17,549,299
GID - Buildings	1,862,965	-	-	1,862,965
GID - Roads	106,678,632	-	-	106,678,632
Buildings	120,443,199	1,641,307	-	122,084,506
Machinery & Equipment	24,345,481	5,853,226	337,927	29,860,780
Right to Use Assets - Buildings	461,405	329,470	184,516	606,359
Right to Use Assets - equipment	820,742	367,125	-	1,187,867
Right to Use Assets - vehicles	2,498,230	-	866,907	1,631,323
Right to Use Assets (SBITAs)	6,706,762	2,522,082	449,392	8,779,452
Intangible	1,773,334	640,460	-	2,413,794
Total Other Capital Assets	857,596,123	27,219,174	1,838,742	882,976,555
Total Capital Assets	960,179,348	75,086,744	14,104,091	1,021,162,001
Accumulated Depreciation:				
Storm Sewers	39,369,224	1,489,695	-	40,858,919
Bridges	13,495,267	748,366	-	14,243,633
Parks (excluding land)	29,713,438	2,390,772	-	32,104,210
Roads	221,120,598	8,372,473	-	229,493,071
Trails	9,275,618	518,720	-	9,794,338
Islands	1,277,056	167,515	-	1,444,571
Street Lights	15,786,301	709,232	-	16,495,533
Traffic Signals	4,856,289	499,592	-	5,355,881
Signage	2,574,249	153,699	-	2,727,948
GID - Water and Sewer Mains	5,725,317	343,966	-	6,069,283
GID Buildings	1,840,190	-	-	1,840,190
GID-Roads	61,443,217	4,638,955	-	66,082,172
Buildings	49,306,785	4,425,919	-	53,732,704
Machinery & Equipment	14,563,603	1,766,053	372,212	15,957,444
Intangible	1,640,887	118,666	-	1,759,553
Total Accumulated Depreciation	471,988,039	26,343,623	372,212	497,959,450
Accumulated Amortization:				
Right to Use Assets - Buildings	46,136	139,720	58,431	127,425
Right to Use Assets - equipment	41,037	276,325	-	317,362
Right to Use Assets - vehicles	1,365,579	532,011	866,825	1,030,765
Right to Use Assets (SBITAs)	1,009,128	1,806,098	449,392	2,365,834
Total Accumulated Amortization	2,461,880	2,754,154	1,374,648	3,841,386
Total Accumulated Depreciation/Amortization	474,449,919	29,097,777	1,746,860	501,800,836
Governmental Activities Capital Assets, Net	\$ 485,729,429	45,988,967	12,357,231	519,361,165

Governmental Activities Depreciation Expense:	Amount:
General Government	\$ 6,310,638
Public Works	17,123,493
Parks and Recreation	2,909,492
Total Governmental Activities Depreciation Expense	\$26,343,623

3-D. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports *deferred outflows of resources*. This separate financial statement element represents a consumption of net assets that applies to future periods, thus will not be recognized as an outflow of resources (expense) until the appropriate future period. A deferred charge of \$1,090,675 for unamortized bond refunding loss is reported on the government-wide statement of net position.

In addition to liabilities, the statement of net position reports *deferred inflows of resources*. This separate financial statement element represents an acquisition of net assets that applies to future periods, thus will not be recognized as an inflow of resources (revenue) until the appropriate future period. A deferred unamortized bond refunding gain of \$3,607,982 are reported on the government-wide statement of net position. Items reported only in the governmental funds balance sheet, include deferred capital project revenues of \$7,207,365 in the Capital Expenditures Fund. All other deferred inflows are related to property taxes receivable, police donations and leases receivable, which are reported as deferred inflows of resources since they are recognized as receivables before the period for which the taxes are levied or revenues are recognized.

Deferred inflows of resources reported in the financial statements are summarized in the table below.

Governmental Funds Balance Sheet		Government Wide Statement of Net Position	
Fund	Amount	Fund	Amount
General	\$ 5,523,981	General	\$ 5,523,981
Capital Expenditures	7,207,365	Northern Infrastructure GID	5,199,603
Northern Infrastructure GID	5,199,603	E-470 Commercial GID	3,018,797
E-470 Commercial GID	3,018,797	E-470 Residential GID	470,270
E-470 Residential GID	470,270	Urban Renewal	1,316,048
Urban Renewal	1,316,048	Police Department	14,017
Police Department	14,017	Governmental Activities	3,607,982
Total	\$ 22,750,081	Total	\$ 19,150,698

3-E. Assets Held for Resale

The City has acquired the following assets as held for resale:

Fund	Amount	Purpose
Water Rights Acquisition Fund	\$5,465,582	Purchase of irrigation and potable water rights
Northern Infrastructure GID Fund	\$1,253,784	Farmers Reservoir and Irrigation Company water held for resale
Urban Renewal Authority Fund	\$1,396,818	Water rights and property for acquisition, clearance, rehabilitation, conservation, development, or redevelopment of slum and blighted areas within the City

At a future date it will be determined if the Urban Renewal Authority will sell or contribute water rights to projects to incentivize re-development.

3-F. Interfund Balances and Transfers

Interfund balances for the year ended December 31, 2025 included a cash overdraft in the Nonmajor Grants Fund in the amount of \$38,164. This overdraft was eliminated via a reclassification of the cash overdraft in the City's cash and investment pool through an interfund receivable the General Fund and interfund payable in the Nonmajor Grants Fund.

Payable To:	Payable From:	
	Nonmajor Governmental Funds	Total
General Fund	\$ 38,164	\$ 38,164

Interfund transfers are used for the following purposes:

- To move revenues from the fund in which statute or budget authority requires the revenues to be collected to the fund in which statute or budget authority requires them to be expended.
- To move revenues restricted for debt service from the funds collecting the revenues to the debt service fund.
- To move unrestricted revenues collected in the general fund to finance programs accounted for in other funds in accordance with budgetary authorizations.
- To segregate money for anticipated capital projects and to return money to the fund from which it was originally provided once a project is completed.
- To close an existing fund (rare occurrence).

Interfund transfers for the year ended December 31, 2025, consisted of the following:

Transfers To:	Transfers From:			
	Major General Fund	Nonmajor Governmental Funds	Internal Service Funds	Total
Major General Fund	\$ -	\$ 88,752	\$ -	\$ 88,752
Major Capital Projects	29,310,483	2,880,000	1,575,000	33,765,483
Nonmajor Debt Service	12,972,432	518,651	-	13,491,083
Internal Service Funds	469,249	-	-	469,249
Total	\$42,752,164	\$ 3,487,403	\$1,575,000	\$47,814,567

All interfund transfers either occur on a regular basis or are consistent with the purpose of the transfer.

3-G. Long-Term Debt

Primary Government Bonds – Below is a summary of outstanding long-term bond issues as of December 31, 2025.

2015 Sales and Use Tax Revenue Bonds – On April 2, 2015, the City issued serial revenue bonds in the amount of \$52,645,000 to refinance and combine the remaining balances of the 2005 Series Sales and Use Tax Revenue Bonds (\$14,530,000) and the 2006 Series Sales and Use Tax Revenue Bonds (\$39,995,000). The interest rate ranges are 2.00% – 5.00%. Annual principal and interest payments are due February and August 1, with the principal maturing August 1, 2036. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2015 Sales and Use Tax Revenue Bonds

Year	Principal	Interest	Total
2026	2,385,000	1,389,375	3,774,375
2027	2,515,000	1,270,125	3,785,125
2028	2,650,000	1,144,375	3,794,375
2029	2,780,000	1,011,875	3,791,875
2030	2,865,000	928,475	3,793,475
2031-2035	15,265,000	2,512,275	17,777,275
2036	2,535,000	126,750	2,661,750
Total	\$30,995,000	\$8,383,250	\$39,378,250

2016 Sales and Use Tax Revenue Bonds – On September 20, 2016 the City originally issued serial revenue bonds in the amount of \$54,460,000 to finance construction, installation, operation and maintenance of parks, recreation, and roadway improvements. The original interest rate ranges were 2.00% – 5.00%. On March 31, 2022, the City partially refunded these revenue bonds. Remaining annual principal and interest payments are due February and August 1, with the remaining principal maturing August 1, 2026. The interest rate ranges did not change. The City experienced an economic gain of approximately \$4,085,839 by completing this refunding activity. Annual debt service requirements to amortize the remaining debt, as of December 31, 2025 follow:

2016 Sales and Use Tax Revenue Bonds

Year	Principal	Interest	Total
2026	1,390,000	69,500	1,459,500
Total	\$ 1,390,000	\$ 69,500	\$ 1,459,500

2017A Certificates of Participation – On March 15, 2017, the City issued certificates of participation in the amount of \$28,335,000 to refund the 2006 Certificates of Participation that funded the civic center and related facilities. The interest rate ranges are 2.00% – 5.00%. Annual principal (starting in 2017) and interest payments are due June and December 15, with the principal maturing December 15, 2037. The City refunded the 2006 Certificates of Participation of \$30,900,000 to reduce the total debt service payment over the 20 years by \$4,843,257 and obtain an economic gain of \$3,305,852. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2017A Certificates of Participation

Year	Principal	Interest	Total
2026	975,000	866,006	1,841,006
2027	1,010,000	817,256	1,827,256
2028	1,050,000	766,756	1,816,756
2029	1,100,000	714,256	1,814,256
2030	1,160,000	659,256	1,819,256
2031-2035	7,725,000	2,560,144	10,285,144
2036-2037	8,025,000	536,800	8,561,800
Total	\$21,045,000	\$6,920,474	\$27,965,474

2021 ECAGID General Obligation Limited Tax Tax-Free Loan – On May 4, 2021 the ECAGID acquired a loan for \$14,125,000 with Zions Bancorporation. The loan will be used for streets, park & recreation, water, sanitation, transportation, and refunding. The interest rate is 2.13%. Annual principal and interest payments are due December 1st, with the principal maturing December 1, 2026. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2021 ECAGID General Obligation Limited Tax Tax-Free Loan			
Year	Principal	Interest	Total
2026	12,670,000	269,871	12,939,871
Total	\$12,670,000	\$269,871	\$12,939,871

2022A Sales and Use Tax Revenue Bonds – On March 31, 2022, the City issued serial revenue bonds in the amount of \$37,560,000 to finance construction, installation, operation and maintenance of parks, recreation, and roadway improvements. The interest rate is 3.28%. Annual principal and interest payments are due February and August 1, with the principal maturing August 1, 2046. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2022A Sales and Use Tax Revenue Bonds			
Year	Principal	Interest	Total
2026	1,150,000	1,114,380	2,264,380
2027	1,190,000	1,076,660	2,266,660
2028	1,225,000	1,037,628	2,262,628
2029	1,265,000	997,448	2,262,448
2030	1,310,000	955,956	2,265,956
2031-2035	7,210,000	4,107,216	11,317,216
2036-2040	8,480,000	2,843,924	11,323,924
2041-2045	9,955,000	1,359,724	11,314,724
2046	2,190,000	71,832	2,261,832
Total	\$33,975,000	\$13,564,768	\$47,539,768

2022B Sales and Use Tax Revenue Bonds – On March 31, 2022, the City issued serial revenue bonds in the amount of \$62,780,000 to refinance a portion of the 2014 Series Sales and Use Tax Revenue Bonds in the amount of \$58,325,000. The interest rate ranges are 2.87% – 3.72%. Annual principal and interest payments are due February and August 1, with the principal maturing August 1, 2044. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2022B Sales and Use Tax Revenue Bonds			
Year	Principal	Interest	Total
2026	2,415,000	1,718,556	4,133,556
2027	2,485,000	1,649,246	4,134,246
2028	2,555,000	1,577,926	4,132,926
2029	2,625,000	1,504,598	4,129,598
2030	2,705,000	1,429,260	4,134,260
2031-2035	14,715,000	5,937,169	20,652,169
2036-2040	16,970,000	3,700,147	20,670,147
2041-2044	15,410,000	1,121,453	16,531,453
Total	\$59,880,000	\$18,638,355	\$78,518,355

2022C Sales and Use Tax Revenue Bonds – On March 31, 2022, the City issued serial revenue bonds in the amount of \$54,985,000 to refinance a portion of the 2016 Series Sales and Use Tax Revenue Bonds in the amount of \$48,215,000. The interest rate ranges are 2.97% – 3.85%. Annual principal and interest payments are due February and August 1, with the principal maturing August 1, 2046. Annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2022C Sales and Use Tax Revenue Bonds			
Year	Principal	Interest	Total
2026	195,000	1,975,562	2,170,562
2027	2,025,000	1,608,404	3,633,404
2028	2,080,000	1,548,261	3,628,261
2029	2,145,000	1,486,485	3,631,485
2030	2,210,000	1,422,779	3,632,779
2031-2035	12,055,000	6,090,728	18,145,728
2036-2040	13,960,000	4,190,522	18,150,522
2041-2045	16,155,000	1,990,940	18,145,940
2046	3,525,000	104,693	3,629,693
Total	\$54,350,000	\$20,418,374	\$74,768,374

2024 City of Commerce City Northern Infrastructure General Improvement District (NIGID) General Obligation Refunding and Improvement Bonds – On March 14, 2024, the NIGID issued general obligation remarketed bonds, Series 2024, in the amount of \$43,670,000 to advance refund \$48,205,000 of outstanding 2013 Northern Infrastructure General Improvement District (NIGID) General Obligation Refunding and Improvement Series bonds, and issue remaining authorization. The interest rates are 5%. Annual principal and interest payments are due December 1st, with the principal maturing March 14, 2036. The remaining annual debt service requirements to amortize this debt, as of December 31, 2025 follow:

2024 NIGID General Obligation Refunding and Improvement Bonds			
Year	Principal	Interest	Total
2026	2,680,000	1,904,750	4,584,750
2027	2,815,000	1,770,750	4,585,750
2028	2,955,000	1,630,000	4,585,000
2029	3,105,000	1,482,250	4,587,250
2030	3,260,000	1,327,000	4,587,000
2031-2035	18,910,000	4,021,250	22,931,250
2036	4,370,000	218,500	4,588,500
Total	\$38,095,000	\$12,354,500	\$50,449,500

Changes in Long-term Debt – Changes in the City’s long-term obligations consisted of the following for the year ended December 31, 2025 (includes internal service funds):

Governmental Activities	Outstanding 1/1/2025	2025 Additions	2025 Reductions	Outstanding 12/31/2025	Due in One Year
Direct Borrowings and Direct Placements:					
2021 ECAGID GO Loan	\$13,170,000	\$ -	\$500,000	\$12,670,000	\$12,670,000
Other Debt:					
2015 S&U Tax Revenue Bonds	33,275,000	-	2,280,000	30,995,000	2,385,000
2016 S&U Tax Revenue Bonds	2,715,000	-	1,325,000	1,390,000	1,390,000
2017A Certificates of Participation	21,970,000	-	925,000	21,045,000	975,000
2022A S&U Tax Revenue Bonds	35,090,000	-	1,115,000	33,975,000	1,150,000
2022B S&U Tax Revenue Refunding Bonds	62,230,000	-	2,350,000	59,880,000	2,415,000
2022C S&U Tax Revenue Refunding Bonds	54,425,000	-	75,000	54,350,000	195,000
2024 NIGID GO Bonds	40,650,000	-	2,555,000	38,095,000	2,680,000
Net Deferred Premiums	9,242,235	-	977,600	8,264,635	-
Total Bonded Debt	\$272,767,235	\$ -	\$12,102,600	\$260,664,635	\$23,860,000
Compensated Absences	4,121,752	4,459,662	3,833,229	4,748,185	332,373
Leases	2,338,322	696,595	1,058,242	1,976,675	728,375
SBITAs	5,124,302	2,522,082	1,668,991	5,977,393	1,706,262
Total Governmental Activities	284,351,611	\$7,678,339	\$18,663,062	\$ 273,366,888	\$26,627,010

The NIGID fund services the NIGID general obligation bonds. The debt service fund services the sales and use tax revenue bonds. The general fund services the certificates of participation. The ECAGID fund services the ECAGID General Obligation Limited Tax Tax-Free Loan. Compensated absences are paid from the fund in which the employee works, primarily the general fund. Leases are serviced by the general fund, facilities fund and fleet fund. SBITA’s are funded by the technology fund

Pledged Revenues – The City has pledged future sales and use tax receipts (pledged revenues) to repay outstanding amounts of sales and use tax revenue bonds. The proceeds from the bond series were used to construct infrastructure. The bonds are payable solely from the pledged sales and use taxes and are payable through 2046.

Annual principal and interest payments on the bonds referenced above are expected to require approximately 11.3 percent of pledged revenues. The total principal and interest remaining to be paid on the total bonds is approximately \$241.66 million. For the current year, total principal and interest paid and total incremental sales and use tax revenues were approximately \$13.5 million and \$119.89 million respectively.

3-H. Leases and Subscription-Based Information Technology Arrangements

On January 1, 2020, the City entered into a multi-year lease for vehicles. As of December 31, 2025, the value of the lease liability was \$600,559. The lease has a current interest rate range of 0.00% - 7.51% (rates are driven by the 3-Year Treasury Bill Rate, with the rate for each vehicle locked in at the time of delivery). The value of the right to use assets as of December 31, 2025 is \$1,631,323 which includes accumulated amortization of \$1,030,765.

Annual lease payment requirements for the remainder of the lease agreement, as of December 31,2025 follow:

Master Vehicle Lease			
Year	Principal	Interest	Total
2026	344,025	77,389	421,413
2027	176,706	40,423	217,129
2028	66,695	18,166	84,861
2029	13,133	4,728	17,861
Total	\$600,559	\$140,706	\$741,264

In 2024, The City entered into a pair of multi-year building lease agreements, one for the Sexual Assault Task Force offices, and the other for the offices of the Community Development Department. In 2025, the City terminated the lease of the Sexual Assault Task Force offices and entered an agreement for a Police Substation. As of December 31, 2025, the value of the lease liability for these agreements was \$500,078. The leases were given an interest rate of 3.28%. The City used the rate of most recent debt issued at implementation of the new accounting standard for leases. The City issued new debt in 2022 and is using the 2022A debt issuance rate of 3.28%. The value of the right to use assets as of December 31, 2025 is \$606,359 which includes accumulated amortization of \$127,425.

Annual lease payment requirements for the remainder of the lease agreements, as of December 31,2025 follow:

Buildings			
Year	Principal	Interest	Total
2026	102,359	14,882	117,241
2027	110,528	11,403	121,931
2028	119,029	7,650	126,679
2029	128,745	3,611	132,356
2030	39,418	486	39,904
Total	\$500,078	\$38,033	\$538,111

In 2024, The City entered into a lease agreement for the use of red light traffic cameras. In 2025, the City entered into a lease agreement for drones for the Police Department. As of December 31, 2025, the value of these leases liability was \$876,039. The leases were given an interest rate of 3.28%. The City used the rate of most recent debt issued at implementation of the new accounting standard for leases. The City issued new debt in 2022 and is using the 2022A debt issuance rate of 3.28%. The value of the right to use assets as of December 31, 2025 is \$1,187,867 which includes accumulated amortization of \$317,362.

Annual lease payment requirements for the remainder of the lease agreements, as of December 31, 2025 follow:

Equipment

Year	Principal	Interest	Total
2026	281,991	22,959	304,950
2027	291,381	13,569	304,950
2028	170,825	7,375	178,200
2029	131,842	1,808	133,650
Total	\$876,039	\$45,711	\$921,750

In 2025, the City inherited and recognized a cellphone tower lease on lands the City had annexed. The City is the Lessor in this particular agreement. The last payment of this agreement is due in 2046. As of December 31, 2025, the value of the lease receivable for this agreement was \$268,056. The lease was given an interest rate of 3.28%. The City used the rate of most recent debt issued at implementation of the new accounting standard for leases. The City issued new debt in 2022 and is using the 2022A debt issuance rate of 3.28%. The value of the deferred inflows as of December 31, 2025 is \$274,631.

In 2023, the City entered into three software agreements for security, permitting and client/services software, each for multiple years. In 2024, the City entered into seven more lease agreements for licensing (multiple), GIS, cloud management, tax records, Parks and Recreation asset management, and Police records. In 2025, the City entered into seven more leases and one of the security agreements expired. The City entered into agreements for accounting software, signature verification, IT tracking, HR tracking, Police records and City records. As of December 31, 2025, the value of the lease liability for these agreements was \$5,977,393. The leases were given an interest rate of 3.28%. The City used the rate of most recent debt issued at implementation of the new accounting standard for SBITA's. The City issued new debt in 2022 and is using the 2022A debt issuance rate of 3.28%. The value of the right to use assets as of December 31, 2025 is \$8,779,452 which includes accumulated amortization of \$2,365,834.

Annual lease payment requirements for the remainder of the subscription-based IT arrangements, as of December 31, 2025 follow:

SBITAs			
Year	Principal	Interest	Total
2026	1,706,262	105,396	1,811,657
2027	1,454,744	72,974	1,527,718
2028	1,509,385	40,376	1,549,761
2029	1,307,003	8,249	1,315,251
Total	\$5,977,393	\$226,995	\$6,204,388

3-I. Pensions

The City sponsors three defined contribution retirement plans and one defined benefit plan. A separately issued audited financial report is not available for the defined contribution plans. The defined benefit plan is included in this report as a fiduciary fund.

Police Pension Plan – The City sponsors a defined contribution (money purchase) pension plan, known as the City of Commerce City Police Pension Plan (the Plan), that covers all commissioned officers of the police department. This Plan is considered a qualified trust and remains tax-exempt. The assets of this Plan are invested with MissionSquare Retirement. The City Council has the authority for establishing and amending contribution requirements. Participants control their own investments in the Plan. The City’s fiduciary responsibility includes making discretionary decisions about plan administration and management, for the exclusive benefit of participants and their beneficiaries, and acting as an agent for the transfer of assets to MissionSquare Retirement. A trust fund is not reported for this Plan. MissionSquare Retirement is responsible for the investment of the funds as directed by the Plan participants.

All commissioned officers of the police department who work 32 hours or more per week enter the Plan on the date the individual commences employment. The Plan is funded by both employer and employee contributions. The City and the participant each contribute an amount equal to 10 percent of the participant's compensation. In addition to the mandatory 10 percent participant contribution, participants also may make voluntary contributions to the Plan. Participant contributions are fully vested upon payment, while City contributions are subject to a 3-year graded vesting schedule. Additionally, police officers are provided with death and disability coverage by a statewide plan administered by the State of Colorado Fire and Police Pension Association.

For the year ended December 31, 2025, the City's total Police Department payroll was \$20,066,192 and the total payroll covered by the Plan was \$12,554,167. The fair value of the total assets maintained with MissionSquare Retirement for the Plan at December 31, 2025 was \$43,588,911. Contributions to the Plan for the year ended December 31, 2025, and the Plan participant composition at December 31, 2025, are summarized below:

Contributions	Employee	Employer
10% required contribution	\$ 1,255,417	\$ 1,255,417
Total	<u>\$ 1,255,417</u>	<u>\$ 1,255,417</u>

Vesting Status	Plan Participants
Fully vested employees	70
Partially vested employees	40
Total plan participants	<u>110</u>

Elected Officials Retirement Plan – As approved by the City Council through Ordinance 764 dated April 14, 1986, the City is to provide a monthly cash benefit of twenty dollars per month for each year of service for Council members who have served more than five years and have attained their sixtieth birth date. As of year-end, there were 13 Council members who have qualified for this benefit. The City finances the plan on a pay-as-you-go basis. This plan is a single employer plan. For the year ended December 31, 2025, the City recognized as incurred \$38,160 in expenditures. This trust fund is named Elected Officials Retirement Fund. The fair value of total pooled cash and investment assets held by this plan at December 31, 2025 was \$290,579.

457 Employee Retirement Plans – The City has a 457 Deferred Compensation pension plan for full-time employees and part-time employees who regularly work more than 20 hours per week. Activity for the Plan is aggregated within the City’s 457 Employee Retirement Plans Fund.

In accordance with Internal Revenue Service Code Section 457(b), these funds are considered qualified trusts and remain tax-exempt. The assets of the plan are invested with MissionSquare Retirement. The City Council has the authority for establishing and amending contribution requirements. The City's fiduciary responsibility is limited to acting as an agent for the transfer of assets to MissionSquare Retirement; therefore, a trust fund is not reported for these plans. MissionSquare Retirement is responsible for the investment of the funds as directed by the Plan participants. The fair value of the total assets maintained with MissionSquare Retirement for the Plan at December 31, 2025, was \$19,133,069.

401(a) Employee Retirement Plans – The City has four defined contribution (money purchase) pension plans for full-time employees. Activity for the Plans is aggregated within the City's 401(a) Employee Retirement Plans Fund.. The Plans are:

- General Employees
- City Manager
- Executive Team
- Police Executive Team

In accordance with Internal Revenue Service Code Section 401(a), these funds are considered qualified trusts and remain tax-exempt. The assets of all four plans are invested with MissionSquare Retirement. The City Council has the authority for establishing and amending contribution requirements. The City's fiduciary responsibility is limited to acting as an agent for the transfer of assets to MissionSquare Retirement; therefore, a trust fund is not reported for these plans. MissionSquare Retirement is responsible for the investment of the funds as directed by the Plan participants. The fair value of the total assets maintained with MissionSquare Retirement for all four Plans at December 31, 2025, was \$57,096,832.

General Employees – Participation in the General Employee defined contribution plan is mandatory for all general employees with each employee required to contribute 6% of compensation, and the City contributes an amount equal to 6% of the employees' compensation. An employee is fully vested in his/her own contributions upon payment and vests in the City contributions based on years of continuous service. An employee is vested 33% after one year of service, 66% after two years of service, and is fully vested after three years of service. The funds are not available to the employee until separation from service or retirement, and only for amounts vested. Loans are available with restrictions. Total employee and employer contributions to the plan for 2025 were \$1,796,167 and \$1,796,167 respectively. For the year ended December 31, 2025, the City's total payroll was \$58,907,520 while the total payroll covered by the Plan was \$29,941,238.

City Manager – The City Manager's defined contribution plan is mandatory for the City Manager. The City Manager is required to contribute 8% of compensation and the City contributes an amount equal to 8% of the Manager's compensation. The City Manager is fully vested in all contributions to the plan. Loans are available with restrictions. The total employee and employer contributions to the Plan for 2025 were \$24,280 and \$24,280, respectively. For the year ended December 31, 2025, the payroll covered by the plan was \$304,318.

Executive Team – Effective July 1, 1997, the City developed an Executive Team defined contribution plan for all general management team employees. Participation in the Executive Team defined contribution plan is mandatory for general management team members, with each employee required to contribute 8% of compensation with the City matching an amount equal to 8% of the employees' compensation. An employee is fully vested in his/her own contributions at all times and vests in the City contributions based on years of continuous service. An employee is vested 50% after one year of service and is fully vested after two years of service. Loans are available with restrictions. Total employee and employer contributions to the Plan for 2025 were \$358,435 and \$358,435, respectively. For the year ended December 31, 2025, the payroll covered by the Plan was \$4,498,288.

Police Executive Team – Effective July 1, 1997, the City developed a Police Executive Team defined contribution plan for all police management team employees. Participation in the Police Executive Team defined contribution plan is mandatory for all police management team members with each employee required to contribute 3% of compensation and the City contributes an amount equal to 3% of the employee's compensation. An employee is fully vested in his/her own contributions at all times and vests in the City contributions based on years of continuous service. An employee is vested 50% after one year of service and is fully vested after two years of service. Loans are available with restrictions. Total employee and employer contributions to the Plan for 2025 were \$18,335 and \$18,335 respectively. For the year ended December 31, 2025, the payroll covered by the Plan was \$611,161.

3-J. Other Postemployment Benefits (OPEB)

Defined Contribution Plan – The City administers a single-employer medical benefit plan, the MissionSquare Retirement Health Savings Plan. This is a defined contribution plan. Participation in the plan was defined and authorized by the City Council, which has the authority to establish and amend benefit terms.

Plan Description – Upon retirement employees are eligible to receive a fixed monthly benefit, to be applied towards medical expenses, including premiums. Upon retirement, general employees are eligible to receive a fixed benefit of \$482.22 per month. This amount may be increased each year, based on Denver-Aurora-Lakewood CPI-U data. The Plan applies to two employee groups, the general employees and the Fraternal Order of Police (FOP) employees.

- **General Employees** – General employees are eligible for OPEB when reaching age 59 ½ and ten years of service or with 80 age and service points if they were hired prior July 1, 2006. Additionally, they must have been enrolled in City health insurance at the time of retirement. Credited service is the continuous permanent full-time service period from the date of eligible employment with the City to the date of termination of such employment.
- **FOP Employees** – FOP retirees are eligible for subsidized medical insurance. The FOP employees are eligible for OPEB upon 20 or more years of service. Credited service is the continuous permanent full-time service period from the date of eligible employment with the City to the date of termination of such employment. FOP retirees may elect to participate in the MissionSquare Retirement Health Savings Plan or continue to be covered under a health insurance plan offered by the City. Once they select a plan they cannot change. Retirees can choose one of three health insurance plans that include four tiers within the plans. The City will pay an amount equal to the highest cost premium for single retirees and half of the overall premium cost for retirees who wish to cover a spouse or family. The retiree is responsible for the balance of premium, if any. At age 65, the benefit becomes a flat \$75 per month towards Medigap coverage if the retiree has requested and submitted proof they have paid for a Supplemental Medigap Plan.

OPEB Expense – For the year ended December 31, 2025 the City recognized contributions of \$285,000 plus fees of \$0.

3-K. Fund Equity

Fund Balances – Fund balances as of December 31, 2025 are classified as follows:

Fund Balance Classification	General Fund	Capital Expenditures Fund	Northern Infrastructure GID	Nonmajor Governmental Funds	Total
Nonspendable					
Inventories	\$ 82,665	\$ -	\$ -	\$ -	\$ 82,665
Prepaid Items	152,119	161,167	-	-	313,286
Long-term Receivables	34,541	-	-	-	34,541
Total Nonspendable	269,325	161,167	-	-	430,492
Restricted					
Emergencies	4,925,893	355,579	172,163	611,879	6,065,514
Capital Outlay and Operations	16,627,873	-	-	2,639,980	19,267,853
Capital Projects	-	27,177,010	6,954,329	24,032,844	58,164,183
Assets Held for Resale	-	-	1,253,784	6,862,400	8,116,184
Other Restricted Purposes	-	-	-	3,316,348	3,316,348
Total Restricted	21,553,766	27,532,589	8,380,276	37,463,451	94,930,082
Committed					
Capital Projects	-	-	-	28,714,329	28,714,329
Water Rights	-	-	-	6,065,383	6,065,383
Total Committed	-	-	-	34,779,712	34,779,712
Assigned					
Operating Reserves	12,944,011	-	-	-	12,944,011
Safeguard Reserves	19,904,479	-	-	-	19,904,479
Defined Contribution Plan	5,795,015	-	-	-	5,795,015
Parks, Recreation & Golf Equipment	1,765,222	-	-	-	1,765,222
Employee Assisted Housing Program	125,346	-	-	-	125,346
Capital Projects	-	126,624,786	-	638,194	127,262,980
Debt Service	-	-	-	2,256,993	2,256,993
Total Assigned	40,534,073	126,624,786	-	2,895,187	170,054,046
Unassigned	54,295,370	-	-	-	54,295,370
Total Unassigned	54,295,370	-	-	-	54,295,370
Total Fund Balances	\$116,652,534	\$154,318,542	\$ 8,380,276	\$ 75,138,350	\$354,489,702

Net Invested in Capital Assets	Governmental Activities
Cost of capital assets	\$1,021,162,001
Less: accumulated depreciation	(497,959,450)
Less: accumulated amortization	(3,841,386)
Book value	519,361,165
Less: capital related debt	(260,354,069)
Less: capital retainage payable	(1,518,967)
Add: unspent bond proceeds	27,177,010
Add: refunding loss	1,090,675
Less: refunding gain	(3,607,982)
Less: deferred bond premiums	(8,264,635)
Net Investment in Capital Assets	\$273,883,197

3-L. Tax Abatement Programs

The City enters into sales and use tax abatement agreements with local businesses with the objective to create jobs, expand tax base, and encourage existing business to make capital investment, and spur new office, industrial and retail expansion and development. The City with the approval of City Council may grant sales and use rebates to new or expansion of organization on a case-by-case basis. For the year ended December 31, 2025, the City abated \$5,949,007 in sales tax and use tax.

Note 4 – OTHER NOTES

4-A. Risk Management

Property and Liability and Workers’ Compensation

The City is exposed to various risks of loss and carries insurance with the Colorado Intergovernmental Risk sharing Agency (CIRSA). CIRSA is a public entity risk pool formed in 1982 to provide property and liability and workers’ compensation coverage and related services for its member municipalities. The City pays an annual premium to CIRSA for the property and liability insurance coverage and risk management services. The purposes of CIRSA are to provide members defined liability and property coverage through joint self-insurance, insurance, reinsurance, or any combination thereof, and to assist in preventing and reducing losses and injuries to municipal property and to persons or property that might result in claims being made against members of CIRSA, or their employees or officers.

The City has a Risk Manager who oversees Property, Liability and Workers’ Compensation claims. The City pays claims up to the self-insured retention. In 2025, the self-insured retention (deductible amount) set by the City varied across insurance lines. Each property claim had a \$50,000 deductible and Auto Liability claims, Errors and Omissions claims, General Liability claims, and Police Professional Liability claims all had a \$50,000 deductible. Auto Physical Damage has a \$5,000 deductible. There has been no significant reduction in insurance coverage from the prior year. The amount of settlements has not exceeded insurance coverage for any of the three previous years.

The City obtains workers’ compensation insurance coverage from Pinnacol Assurance. The City obtains this coverage through IMA, a commercial insurance broker.

Benefits Self Insurance Fund

The City has an Administrative Service Agreement with United Healthcare (UHC), whereby the City pays a separate amount for administrative costs and claim servicing fees. The City agrees to provide funding for the direct payment of claims. At the end of the year, the City retains any money not spent on claims. The City has purchased a separate stop loss policy that covers claims in excess of \$175,000 per individual per year. The City also provides dental insurance through Delta Dental. The purpose of this program is to pay the dental claims of eligible City employees and their covered dependents. The City has recorded a liability in the fund totaling \$474,795 for open and estimated claims not yet reported at December 31, 2025.

Year	Beginning Balance Unpaid Claims	Incurred Claims	Cumulative Claim Payments	Ending Balance Unpaid Claims
2024	\$ 343,254	5,463,271	5,535,911	\$ 270,614
2025	\$ 270,614	6,756,338	6,552,157	\$ 474,795

4-B. Commitments

Capital Construction Contracts – The City has multiple active capital construction projects. As of December 31, 2025, the City’s outstanding obligations for capital projects within the Major Capital Projects Fund were as follows:

Contractor	Total Contract	Project Expenditures	Remaining Commitments
D2C Architects	\$ 110,688	\$ 35,866	\$ 74,822
Martin Marrietta	3,086,908	2,777,906	309,002
Martin/Martin	1,850,000	1,501,964	348,036
Fransen Pittman	2,308,288	635,276	1,673,012
JHL Contractors	30,526,141	18,438,587	12,087,554
WSB-EST	747,652	502,380	245,272
D2C Architects	1,843,762	402,997	1,440,765
Hudick	10,641,974	6,996,998	3,644,976
COLO Designsapes	4,322,000	266,151	4,055,849
DHM Design	179,626	132,931	46,695
COLO Designsapes	470,100	275,581	194,519
Brinkman Constructors	12,100,000	315,925	11,784,075
	\$68,187,139	\$ 32,282,562	\$ 35,904,577

Prairie Gateway/Victory Crossing – In 2005 and 2006, the City issued sales and use tax bonds totaling \$64 million to finance public improvements known as “Prairie Gateway.” Kroenke Soccer Stadium, LLC (KSS) arranged construction financing for all the work not funded by the City’s \$64 million sales and use tax bonds and \$10 million in CIPP funds. The KSS investment was approximately \$102 million for the remainder of the public improvements on the Prairie Gateway and the Colorado Rapids Soccer Stadium. The Prairie Gateway has been rebranded “Victory Crossing.”

Employment Agreements – The City has a collective bargaining agreement between the City of Commerce City and the Fraternal Order of Police, Lodge 19, for Police Officers, Police Sergeants, Community Service Officers, and the City’s Crime Analyst. The current agreement is for two years and expires December 31, 2025. The City also has a collective bargaining agreement with between the City of Commerce City and the American Federation of State, County and Municipal Employees (AFSCME) Local 1144 Commerce City Workers. The current agreement is for two years and expires on December 31, 2026.

E-470 Commercial Area GID (ECAGID) and E-470 Residential Area GID (ERAGID) Agreements – Three related agreements pertaining to these GIDs were entered into in 2021. These three agreements are all an outpouring from the Annexation and Inclusion Agreement for Third Creek West finalized in 2019. The three agreements are further detailed below.

1. Intergovernmental Agreement (IGA) between Third Creek Metropolitan District No. 1 (Third Creek), the ECAGID, and the ERAGID – These three parties entered into this agreement to complete needed projects related to sanitary sewer, waterline, storm sewer, street, and landscaping improvements. Estimated costs for the improvements is \$16,555,340. Per the agreement, the maximum ECAGID contribution is \$7 million, the maximum ERAGID contribution is \$6.8 million, for a total of \$13.8 million to be contributed by the GIDs. The balance of the estimated project costs will be covered by Third Creek.
2. Loan Agreement between the ECAGID (lender) and ERAGID (borrower) – These two parties entered into this agreement, so that the ECAGID can cover the contribution of the ERAGID, which currently has very little taxable valuation and therefore, cannot yet cover its own contribution. The ECAGID will cover the cost of the entire \$13.8 million in contributions to Third Creek detailed in the IGA, \$7 million for the ECAGID and \$6.8 million for the ERAGID. The ERAGID will reimburse the ECAGID for its \$6.8 million contribution over time as its pledged property tax revenues become available, however, semi-annual interest payments began in 2022.

3. Loan Agreement between the ECAGID and Zions Bancorporation – The ECAGID obtained a \$14.125 million bank loan to enable it to cover the ECAGID and ERAGID cost contributions detailed in the IGA along with closing costs associated with obtaining the bank loan. The ECAGID will make the entire \$13.8 million in contributions to Third Creek from the bank loan proceeds. The ECAGID will repay the bank loan through its pledged property tax revenues. Per the loan agreement, the ECAGID recorded \$400,000 in escrow reserves as restricted. Also, unspent loan proceeds are also reported as restricted cash and appropriately factored into the calculation of net investment in capital assets.

4-C. Contingent Liabilities

Various claims and lawsuits are pending against the City. After consideration of applicable insurance policy coverage, and the relative merits of each claim or lawsuit, it is the opinion of the City Attorney and City Management that the potential ultimate liability resulting from these actions, if any, will not have a material adverse financial effect on the City.

Colorado voters have passed an amendment to the State Constitution, Article X, Section 20, which has several limitations including revenue limitations, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment. However, the entity has made certain interpretations of the amendment's language in order to determine its compliance.

4-D. Subsequent Event - Bond Refunding

On April 15, 2026, the City of Commerce City issued \$28,715,000 in Sales and Use Tax Revenue Refunding Bonds, Series 2026 with an average interest rate of 5.0 percent to refund \$30,995,000 of outstanding 2015 Series bonds with an average interest rate of 4.405392 percent. The net proceeds of \$31,311,469 (after payment of \$260,854 in underwriting fees, insurance, and other issuance costs) were used to pay the aggregate principal amount of \$30,995,000 for the currently callable Sales and Use Tax Revenue Bonds, Series 2015 maturing on August 1, 2026 through August 1, 2036 plus interest accrued through April 23, 2026 in the amount of \$316,469. The City refunded the 2015 Series bonds to reduce its total debt service payments over the next 11 years by \$2,259,219 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,951,105.

4-E. Upcoming Accounting Pronouncements

In April 2024, the Governmental Accounting Standards Board issued **Statement No. 103**, Financial Reporting Model Improvements, which establishes new accounting and financial reporting requirements or modifies existing requirements related to the following: management's discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the City's financial statements for the year ending December 31, 2026. City finance staff will evaluate this statement and implement it for the 2026 fiscal year.

In September 2024, the Government Accounting Standards Board issued **Statement No. 104**, Disclosure of Certain Capital Assets, which requires certain types of capital assets, such as lease assets, intangible right-to-use assets, subscription assets, and other intangible assets to be disclosed separately by major class of underlying asset in the capital assets note. This statement also requires additional disclosures for capital assets held for sale. The provisions of this statement are effective for the City's financial statements for the year ending December 31, 2026. City finance staff will evaluate this statement and implement it for the 2026 fiscal year.

In December 2025, the Governmental Accounting Standards Board issued **Statement No. 105**, Subsequent Events, which defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events. The provisions of this statement are effective for the City's financial statements for the year ending December 31, 2027.

CITY OF COMMERCE CITY

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REQUIRED SUPPLEMENTARY
INFORMATION

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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REQUIRED SUPPLEMENTARY
INFORMATION



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF COMMERCE CITY

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City of Commerce City, Colorado
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	\$ 117,471,658	\$ 117,471,658	\$ 130,456,838	\$ 12,985,180
Licenses and Permits	4,726,182	4,726,182	5,936,595	1,210,413
Intergovernmental	116,302	7,632,828	4,370,078	(3,262,750)
Charges for Services	7,539,064	7,539,064	10,935,599	3,396,535
Fines and forfeitures	1,361,909	1,361,909	1,454,302	92,393
Investment Earnings	1,500,000	1,500,000	13,331,108	11,831,108
Miscellaneous	1,114,168	1,259,472	2,063,011	803,539
Total Revenues	133,829,283	141,491,113	168,547,531	27,056,418
Expenditures				
<i>Current:</i>				
General Government	13,845,177	16,382,808	13,339,929	3,042,879
Human Resources	3,238,089	3,262,084	3,278,166	(16,082)
Finance	10,167,963	9,995,641	8,490,157	1,505,484
Community Planning/Development	8,645,952	13,365,979	8,972,593	4,393,386
Public Safety	37,212,674	37,464,121	37,176,525	287,596
Public Works	23,641,248	23,765,902	22,891,521	874,381
Parks, Recreation and Golf	20,289,940	20,546,338	21,103,447	(557,109)
Capital Outlay:				
<i>Debt Service:</i>				
Principal retirement	925,000	925,000	925,000	-
Interest and Fiscal Charges	914,676	914,676	1,026,588	(111,912)
Total Expenditures	118,880,719	126,622,549	117,203,926	9,418,623
Excess of Revenues Over Expenditures	14,948,564	14,868,564	51,343,605	17,637,795
Other Financing Sources (Uses)				
Transfers In	-	-	88,752	88,752
Transfers Out	(17,619,865)	(42,752,164)	(42,752,164)	-
Total Other Financing (Uses)	(17,619,865)	(42,752,164)	(42,663,412)	(88,752)
Net Change in Fund Balances	\$ (2,671,301)	\$ (27,883,600)	8,680,193	\$ 36,563,793
Fund Balances, Beginning			107,972,341	
Fund Balances, End			\$ 116,652,534	

See accompanying independent auditor's report

NOTES TO THE REQUIRED SUPPLEMENTAL INFORMATION

NOTE 1 – BUDGETARY INFORMATION

The General Fund budget is adopted on a basis that is consistent with accounting principles generally accepted in the United States as applied to governments. The legal level of control (the level at which expenditures may not legally exceed appropriations) for the adopted annual budget is the individual fund level.

The City Manager is authorized to transfer budgeted amounts between departments within the General Fund. Any revisions, which alter total expenditures of the General Fund, must be approved by the City Council. During the year, the City Council may approve supplemental appropriations for the General Fund. All annual appropriations lapse at calendar year end for the General Fund.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded to reserve that portion of applicable appropriation, can be employed as an extension of formal budget process. Encumbrance accounting is not used as a common practice within the General Fund. When used on an occasional basis, encumbrances lapse at year-end and generally are re-appropriated the following year.

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NONMAJOR
GOVERNMENT FUNDS

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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NONMAJOR
GOVERNMENT FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

OTHER SUPPLEMENTARY INFORMATION

City of Commerce City, Colorado
Nonmajor Governmental Funds - By Fund Type
Combining Balance Sheet
December 31, 2025

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
Assets				
Equity in Pooled Cash and Investments	\$ 9,057,414	\$ 2,256,993	\$ 56,411,321	\$ 67,725,728
Receivables:				
Accounts	498,748	-	1,291	500,039
Property Taxes	1,316,048	-	3,489,067	4,805,115
Assets Held for Resale	1,396,818	-	5,465,582	6,862,400
Restricted Equity in Pooled Cash and Investments	-	-	401,189	401,189
Total Assets	12,269,028	2,256,993	65,768,450	80,294,471
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Vouchers and Contracts Payable	50,856	-	183,424	234,280
Unearned Revenue	64,545	-	-	64,545
Total Liabilities	153,565	-	183,424	336,989
Deferred Inflows of Resources	1,330,065	-	3,489,067	4,819,132
Total Liabilities and Deferred Inflows of Resources	1,483,630	-	3,672,491	5,156,121
Fund Balances				
Restricted	10,785,398	-	26,678,053	37,463,451
Committed	-	-	34,779,712	34,779,712
Assigned	-	2,256,993	638,194	2,895,187
Total Fund Balances	10,785,398	2,256,993	62,095,959	75,138,350
Total Liabilities, Deferred Inflow of Resources and Fund Balances	\$ 12,269,028	\$ 2,256,993	\$ 65,768,450	\$ 80,294,471

See accompanying independent auditor's report

City of Commerce City, Colorado
Nonmajor Governmental Funds - By Fund Type
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2025

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues				
Property Taxes	\$ 1,037,451	\$ -	\$ 2,612,606	\$ 3,650,057
Specific Ownership Taxes	-	-	159,616	159,616
Intergovernmental	4,134,565	-	-	4,134,565
Investment Earnings	593,216	88,094	4,475,010	5,156,320
Donations	1,375	-	-	1,375
Charges for Services	1,424,562	-	7,235,713	8,660,275
Miscellaneous	-	237,629	13,419	251,048
Total Revenues	7,191,169	325,723	14,496,364	22,013,256
Expenditures				
<i>Current:</i>				
General Government	19,253	2,650	40,985	62,888
Community Development	723,354	-	-	723,354
Public Safety	124,555	-	-	124,555
Parks, Recreation and Golf	59,732	-	-	59,732
<i>Debt Service:</i>				
Principal Retirement	-	7,145,000	500,000	7,645,000
Interest and Fiscal Charges	-	6,671,441	280,521	6,951,962
Total Expenditures	926,894	13,819,091	821,506	15,567,491
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,264,275	(13,493,368)	13,674,858	6,445,765
Other Financing Sources (Uses)				
Transfers In	-	13,491,083	-	13,491,083
Transfers Out	(3,487,403)	-	-	(3,487,403)
Total Other Financing Sources (Uses)	(3,487,403)	13,491,083	-	10,003,680
Net Change in Fund Balances	2,776,872	(2,285)	13,674,858	16,449,445
Fund Balances, Beginning, as previously reported	6,862,936	2,259,278	30,327,723	39,449,937
Change within Financial reporting entity (Note 1-E-18)	1,145,590	-	18,093,378	19,238,968
Fund Balances, Beginning, as adjusted	8,008,526	2,259,278	48,421,101	58,688,905
Fund Balances, End	\$ 10,785,398	\$ 2,256,993	\$ 62,095,959	\$ 75,138,350

See accompanying independent auditor's report

CITY OF COMMERCE CITY

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2025



MAJOR GENERAL FUND

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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MAJOR GENERAL FUND



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
General Fund
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues	\$ 133,829,283	\$ 141,491,113	\$ 168,547,531	\$ 27,056,418
Other Financing Sources				
Transfers In				
Special Improvement Fund	-	-	88,752	(88,752)
Total Other Financing Sources	-	-	88,752	(88,752)
Total Revenues and Other Financing Sources	133,829,283	141,491,113	168,636,283	27,145,170
Expenditures	118,880,719	126,622,549	117,203,926	9,418,623
Other Financing Uses				
Transfers Out				
Capital Expenditures Fund	4,647,433	29,310,483	29,310,483	-
Debt Service Fund	12,972,432	12,972,432	12,972,432	-
Benefits Fund	-	469,249	469,249	-
Total Other Financing Uses	17,619,865	42,752,164	42,752,164	-
Total Expenditures and Other Financing Uses	136,500,584	169,374,713	159,956,090	9,418,623
Net Change in Fund Balances	<u>\$ (2,671,301)</u>	<u>\$ (27,883,600)</u>	8,680,193	<u>\$ 36,563,793</u>
Fund Balances, Beginning			<u>107,972,341</u>	
Fund Balances, End			<u>\$ 116,652,534</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
General Fund
Schedule of Revenues - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes				
General Property Taxes	\$ 5,010,010	\$ 5,010,010	\$ 4,847,636	\$ (162,374)
Specific Ownership Taxes	294,490	294,490	249,800	(44,690)
Sales and Use Taxes	106,488,532	106,488,532	119,896,168	13,407,636
Motor Vehicle Registration	304,452	304,452	244,804	(59,648)
Franchise Fees	3,949,059	3,949,059	3,987,938	38,879
Other Taxes	1,425,115	1,425,115	1,230,492	(194,623)
Total Taxes	117,471,658	117,471,658	130,456,838	12,985,180
Licenses and Permits				
Liquor Licenses	49,860	49,860	37,947	(11,913)
Occupation Licenses	12,818	12,818	33,466	20,648
Contractors Licenses	100,725	100,725	118,968	18,243
Building Permits	2,874,581	2,874,581	3,582,365	707,784
Other	1,688,198	1,688,198	2,163,849	475,651
Total Licenses and Permits	4,726,182	4,726,182	5,936,595	1,210,413
Intergovernmental				
Federal ARPA Funding	-	7,516,526	4,259,563	(3,256,963)
State Shared Cigarette Tax	116,302	116,302	110,515	(5,787)
Total Intergovernmental	116,302	7,632,828	4,370,078	(3,262,750)
Charges for Services				
Recreation/Golf Fees	5,047,363	5,047,363	7,278,846	2,231,483
Plan Check Fees	909,785	909,785	1,305,453	395,668
Court and Docket Fees	184,537	184,537	343,998	159,461
Zoning	102,323	102,323	573,711	471,388
Other	1,295,056	1,295,056	1,433,591	138,535
Total Charges for Services	7,539,064	7,539,064	10,935,599	3,396,535
Fines and Forfeitures:				
Municipal Court	452,062	452,062	982,937	530,875
Photo Red Light Enforcement	889,364	889,364	433,232	(456,132)
DUI Fines	15,931	15,931	25,511	9,580
Other	4,552	4,552	12,622	8,070
Total Fines and forfeitures	1,361,909	1,361,909	1,454,302	92,393
Miscellaneous				
Investment Earnings	1,500,000	1,500,000	13,331,108	11,831,108
Miscellaneous	1,114,168	1,259,472	2,063,011	803,539
Total Miscellaneous	2,614,168	2,759,472	15,394,119	12,634,647
Total Revenues	\$ 133,829,283	\$ 141,491,113	\$ 168,547,531	\$ 27,056,418

See accompanying independent auditor's report

City of Commerce City, Colorado
General Fund
Schedule of Expenditures - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures				
General Government				
Legislative	\$ 1,715,030	\$ 1,726,675	\$ 834,886	\$ 891,789
Legal	2,219,152	2,292,778	2,271,095	21,683
City Clerk	1,023,475	1,045,266	941,627	103,639
City Manager	3,559,316	3,621,283	3,212,810	408,473
Community Relations	1,725,264	1,878,249	1,905,158	(26,909)
Economic Development	1,427,252	1,880,019	1,276,285	603,734
Municipal Court	1,194,049	1,142,695	1,119,626	23,069
Energy Equity & Environment	520,108	715,387	501,007	214,380
Community Well-Being	774,445	2,393,370	1,133,799	1,259,571
Center for Innovation	599,342	599,342	143,636	455,706
Total General Government	14,757,433	17,295,064	13,339,929	3,955,135
Human Resources				
Administration	2,886,340	2,910,335	3,008,976	(98,641)
Risk Management	291,749	291,749	215,801	75,948
Employee Assisted Housing	-	-	4,743	(4,743)
Organizational Development	60,000	60,000	48,646	11,354
Total Human Resources	3,238,089	3,262,084	3,278,166	(16,082)
Finance				
Financial Planning and Budgeting	1,071,057	1,084,602	1,185,219	(100,617)
Financial Services	1,691,953	2,296,129	1,728,995	567,134
Tax	1,766,005	1,808,935	1,735,382	73,553
Internal Service	5,638,948	4,805,975	3,840,561	965,414
Total Finance	10,167,963	9,995,641	8,490,157	1,505,484
Community Development				
Administration	1,324,788	1,347,842	944,391	403,451
Community Planning	2,771,444	2,786,497	2,303,113	483,384
Building Safety	3,004,031	3,036,882	2,726,052	310,830
Code Enforcement	1,409,550	1,416,043	1,406,718	9,325
Housing	-	4,642,576	1,500,397	3,142,179
CDBG	136,139	136,139	91,922	44,217
Total Community Development	8,645,952	13,365,979	8,972,593	4,393,386
Public Safety				
Administration	2,496,973	2,519,740	2,254,825	264,915
Support Operations	11,799,109	11,839,424	11,873,522	(34,098)
Patrol Operations	20,397,224	20,515,473	20,595,592	(80,119)
Community Justice	525,642	590,642	513,695	76,947
Training and Recruitment	1,421,467	1,421,467	1,374,333	47,134
Emergency Management	572,259	577,375	564,558	12,817
Total Public Safety	37,212,674	37,464,121	37,176,525	287,596
Carried Forward	\$ 74,022,111	\$ 81,382,889	\$ 71,257,370	\$ 10,125,519

See accompanying independent auditor's report

City of Commerce City, Colorado
General Fund
Schedule of Expenditures - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Brought Forward	\$ 74,022,111	\$ 81,382,889	\$ 71,257,370	\$ 10,125,519
Expenditures				
Public Works				
Administration	1,235,295	1,263,954	1,024,370	239,584
Street and Traffic Maintenance	6,571,599	6,616,039	6,101,018	515,021
Parks Maintenance	6,354,727	6,380,033	6,492,549	(112,516)
Refuse Collection	4,500,000	4,500,000	4,308,066	191,934
Engineering	4,979,627	5,005,876	4,965,518	40,358
Total Public Works	23,641,248	23,765,902	22,891,521	874,381
Parks, Recreation and Golf				
Administration	2,844,520	3,006,300	2,956,138	50,162
Parks Planning & Programming	1,265,069	1,266,626	1,241,192	25,434
Recreation/Golf Programs	15,999,051	16,092,112	16,700,896	(608,784)
Community Events	181,300	181,300	205,221	(23,921)
Total Parks, Recreation and Golf	20,289,940	20,546,338	21,103,447	(557,109)
Debt Service				
Principal Retirement	925,000	925,000	925,000	-
Interest and Fiscal Charges	914,676	914,676	1,026,588	(111,912)
Total Debt Service	1,839,676	1,839,676	1,951,588	(111,912)
Total Expenditures	\$ 119,792,975	\$ 127,534,805	\$ 117,203,926	\$ 10,330,879

See accompanying independent auditor's report

2025



NONMAJOR SPECIAL
REVENUE FUNDS

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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NONMAJOR SPECIAL
REVENUE FUNDS

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

CITY OF COMMERCE CITY

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City of Commerce City, Colorado
Nonmajor Special Revenue Funds
Combining Balance Sheet
December 31, 2025

	Solid Waste	Police Department	Conservation Trust
Assets			
Equity in Pooled Cash and Investments	\$ 681,484	\$ 672,114	\$ 438,678
Receivables:			
Accounts	314,751	-	-
Property Taxes	-	-	-
Assets Held for Resale	-	-	-
Total Assets	<u>996,235</u>	<u>672,114</u>	<u>438,678</u>
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Vouchers and Contracts Payable	-	-	-
Interfund	-	-	-
Unearned Revenue	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources	<u>-</u>	<u>14,017</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>-</u>	<u>14,017</u>	<u>-</u>
Fund Balances			
Restricted	<u>996,235</u>	<u>658,097</u>	<u>438,678</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 996,235</u>	<u>\$ 672,114</u>	<u>\$ 438,678</u>

See accompanying independent auditor's report

Chemical Roundup	CC/BSD Use Tax	Grants	Urban Renewal Authority	Total Nonmajor Special Revenue Funds
\$ 527,121	\$ 3,740,765	\$ -	\$ 2,997,252	\$ 9,057,414
81,288	-	102,709	-	498,748
-	-	-	1,316,048	1,316,048
-	-	-	1,396,818	1,396,818
608,409	3,740,765	102,709	5,710,118	12,269,028
-	-	-	50,856	50,856
-	-	38,164	-	38,164
-	-	64,545	-	64,545
-	-	102,709	50,856	153,565
-	-	-	1,316,048	1,330,065
-	-	102,709	1,366,904	1,483,630
608,409	3,740,765	-	4,343,214	10,785,398
\$ 608,409	\$ 3,740,765	\$ 102,709	\$ 5,710,118	\$ 12,269,028

City of Commerce City, Colorado
Nonmajor Special Revenue Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2025

	Special Improvements	Solid Waste	Police Department	Conservation Trust
Revenues				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	531,831	781,001
Investment Earnings	4,917	62,371	-	109,630
Donations	-	-	1,375	-
Charges for Services	-	1,343,274	-	-
Total Revenues	4,917	1,405,645	533,206	890,631
Expenditures				
Current				
General Government	-	-	-	-
Community Development	-	-	-	-
Public Safety	-	-	7,820	-
Parks, Recreation and Golf	-	-	-	-
Total Expenditures	-	-	7,820	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,917	1,405,645	525,386	890,631
Other Financing (Uses)				
Transfers Out	(88,752)	(1,555,000)	-	(1,000,000)
Total Other Financing (Uses)	(88,752)	(1,555,000)	-	(1,000,000)
Net Change in Fund Balances	(83,835)	(149,355)	525,386	(109,369)
Fund Balances, Beginning, as previously	83,835	-	132,711	548,047
Change within Financial reporting entity (Note 4D)	-	1,145,590	-	-
Fund Balances, Beginning, as adjusted	83,835	1,145,590	132,711	548,047
Fund Balances, End	\$ -	\$ 996,235	\$ 658,097	\$ 438,678

See accompanying independent auditor's report

Chemical Roundup	CC/BSD Use Tax	Grants	Urban Renewal Authority	Total Nonmajor Special Revenue Funds
\$ -	\$ -	\$ -	\$ 1,037,451	\$ 1,037,451
-	2,622,456	199,277		4,134,565
29,202	187,943	-	199,153	593,216
-	-	-	-	1,375
81,288	-	-	-	1,424,562
110,490	2,810,399	199,277	1,236,604	7,191,169
-	-	19,253	-	19,253
-	-	3,557	719,797	723,354
-	-	116,735	-	124,555
-	-	59,732	-	59,732
-	-	199,277	719,797	926,894
110,490	2,810,399	-	516,807	6,264,275
-	-	-	(843,651)	(3,487,403)
-	-	-	(843,651)	(3,487,403)
110,490	2,810,399	-	(326,844)	2,776,872
497,919	930,366	-	4,670,058	6,862,936
-	-	-	-	1,145,590
497,919	930,366	-	4,670,058	8,008,526
\$ 608,409	\$ 3,740,765	\$ -	\$ 4,343,214	\$ 10,785,398

City of Commerce City, Colorado
Solid Waste Management Fund
Schedule of Revenues and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Waste Disposal Fees	\$ 1,455,797	\$ 1,455,797	\$ 1,343,274	\$ (112,523)
Investment Earnings	-	-	62,371	62,371
Total Revenues	<u>1,455,797</u>	<u>1,455,797</u>	<u>1,405,645</u>	<u>(50,152)</u>
Other Financing Uses				
Transfers Out:				
Capital Expenditures Fund	1,555,000	1,555,000	1,555,000	-
Total Other Financing Uses	<u>1,555,000</u>	<u>1,555,000</u>	<u>1,555,000</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (99,203)</u>	<u>\$ (99,203)</u>	<u>(149,355)</u>	<u>\$ (50,152)</u>
Fund Balance, Beginning			<u>1,145,590</u>	
Fund Balance, Ending			<u>\$ 996,235</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Police Department Fund
Combining Balance Sheet
December 31, 2025

	Police Forfeiture - State	Police Forfeiture - Federal	Police Donation	Total
Assets				
Equity in Pooled Cash and Investments	\$ 3,262	\$ 636,408	\$ 32,444	\$ 672,114
Total Assets	<u>3,262</u>	<u>636,408</u>	<u>32,444</u>	<u>672,114</u>
Liabilities and Fund Balances				
Deferred Inflows of Resources	-	14,017	-	14,017
Fund Balances				
Restricted for				
Public Safety	3,262	622,391	32,444	658,097
Total Fund Balances	<u>3,262</u>	<u>622,391</u>	<u>32,444</u>	<u>658,097</u>
Total Liabilities and Fund Balances	<u>\$ 3,262</u>	<u>\$ 636,408</u>	<u>\$ 32,444</u>	<u>\$ 672,114</u>

See accompanying independent auditor's report

City of Commerce City, Colorado
Police Department Fund
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2025

	Police Forfeiture - State	Police Forfeiture - Federal	Police Donation	Total
Revenues				
Intergovernmental	\$ -	\$ 531,831	\$ -	\$ 531,831
Donations	-	-	1,375	1,375
Total Revenues	-	531,831	1,375	533,206
Expenditures				
<i>Current</i>				
Public Safety	-	-	7,820	7,820
Total Expenditures	-	-	7,820	7,820
Net Change in Fund Balance	-	531,831	(6,445)	525,386
Fund Balances, Beginning	3,262	90,560	38,889	132,711
Fund Balances, End	\$ 3,262	\$ 622,391	\$ 32,444	\$ 658,097

See accompanying independent auditor's report

City of Commerce City, Colorado
Police Donation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Donations	\$ -	\$ 38,890	\$ 1,375	\$ (37,515)
Total Revenues	-	38,890	1,375	(37,515)
Expenditures				
<i>Current</i>				
Public Safety	-	38,890	7,820	31,070
Total Expenditures	-	38,890	7,820	31,070
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ -</u>	(6,445)	<u>\$ (6,445)</u>
Fund Balances, Beginning			<u>38,889</u>	
Fund Balances, End			<u>\$ 32,444</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Conservation Trust Fund
Schedule of Revenues and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental - Lottery	\$ 898,450	\$ 898,450	\$ 781,001	\$ (117,449)
Investment Earnings	-	-	109,630	109,630
Total Revenues	<u>898,450</u>	<u>898,450</u>	<u>890,631</u>	<u>(7,819)</u>
Other Financing Uses				
Transfers Out				
Capital Projects Fund	1,000,000	1,000,000	1,000,000	-
Total Other Financing Uses	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ (101,550)</u>	<u>\$ (101,550)</u>	<u>(109,369)</u>	<u>\$ (7,819)</u>
Fund Balances, Beginning			<u>548,047</u>	
Fund Balances, End			<u>\$ 438,678</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Chemical Roundup Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 25,000	\$ 25,000	\$ 81,288	\$ 56,288
Investment Earnings	-	-	29,202	29,202
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>110,490</u>	<u>85,490</u>
Expenditures				
<i>Current</i>				
Public Works	25,000	25,000	-	25,000
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>-</u>	<u>25,000</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>110,490</u>	<u>\$ 110,490</u>
Fund Balances, Beginning			<u>497,919</u>	
Fund Balances, End			<u>\$ 608,409</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
CC/BSD Use Tax Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ -	\$ 2,622,456	\$ 2,622,456
Investment Earnings	\$ -	\$ -	\$ 187,943	\$ 187,943
Total Revenues	-	-	2,810,399	2,810,399
Expenditures				
Current:				
General Government	-	2,571,320	-	2,571,320
Total Expenditures	-	2,571,320	-	2,571,320
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (2,571,320)</u>	2,810,399	<u>\$ 5,381,719</u>
Fund Balances, Beginning			<u>930,366</u>	
Fund Balances, End			<u>\$ 3,740,765</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Grants Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ 1,867,655	\$ 199,277	\$ (1,668,378)
Total Revenues	-	1,867,655	199,277	(1,668,378)
Expenditures				
<i>Current:</i>				
General Government	-	23,553	19,253	4,300
Community Development	-	258,152	3,557	254,595
Public Safety	-	655,847	116,735	539,112
Parks, Recreation and Golf	-	926,500	59,732	866,768
Public Works	-	3,603	-	3,603
Total Expenditures	-	1,867,655	199,277	1,668,378
Net Change in Fund Balance	\$ -	\$ -	-	\$ -
Fund Balances, Beginning			-	
Fund Balances, End			\$ -	

See accompanying independent auditor's report

City of Commerce City, Colorado
Urban Renewal Authority Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property Taxes	\$ 956,919	\$ 956,919	\$ 1,037,451	\$ 80,532
Investment Earnings	-	-	199,153	199,153
Miscellaneous	415,000	415,000	-	(415,000)
Total Revenues	<u>1,371,919</u>	<u>1,371,919</u>	<u>1,236,604</u>	<u>(135,315)</u>
Expenditures				
<i>Current:</i>				
Community Development	953,268	953,268	719,797	233,471
Total Expenditures	<u>953,268</u>	<u>953,268</u>	<u>719,797</u>	<u>233,471</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	418,651	418,651	516,807	(368,786)
Other Financing Sources (Uses):				
Transfers Out:				
Debt Service Fund	(518,651)	(518,651)	(518,651)	-
Capital Projects	-	(325,000)	(325,000)	-
Total Other Financing Sources (Uses)	<u>(518,651)</u>	<u>(843,651)</u>	<u>(843,651)</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ (100,000)</u>	<u>\$ (425,000)</u>	<u>(326,844)</u>	<u>\$ 98,156</u>
Fund Balances, Beginning			<u>4,670,058</u>	
Fund Balances, End			<u>\$ 4,343,214</u>	

See accompanying independent auditor's report

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

NONMAJOR DEBT
SERVICE FUND

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Investment Earnings	\$ -	\$ -	\$ 88,094	\$ 88,094
Miscellaneous	326,843	326,843	237,629	(89,214)
Total Revenues	<u>326,843</u>	<u>326,843</u>	<u>325,723</u>	<u>(1,120)</u>
Expenditures:				
Current:				
General Government	1,485	1,485	2,650	(1,165)
Debt Service:				
Principal	7,145,000	7,145,000	7,145,000	-
Interest	6,671,441	6,671,441	6,671,441	-
Total Expenditures	<u>13,817,926</u>	<u>13,817,926</u>	<u>13,819,091</u>	<u>(1,165)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(13,491,083)	(13,491,083)	(13,493,368)	(2,285)
Other Financing Sources (Uses):				
Transfers In:				
Urban Renewal Authority Fund	518,651	518,651	518,651	-
General Fund	12,972,432	12,972,432	12,972,432	-
Total Other Financing Sources	<u>13,491,083</u>	<u>13,491,083</u>	<u>13,491,083</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ -</u>	(2,285)	<u>\$ (2,285)</u>
Fund Balances, Beginning			<u>2,259,278</u>	
Fund Balances, End			<u>\$ 2,256,993</u>	

See accompanying independent auditor's report

CITY OF COMMERCE CITY

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MAJOR CAPITAL
PROJECT FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Capital Expenditures Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Highway Users Taxes	\$ 2,150,645	\$ 2,150,644	\$ 2,569,857	\$ 419,213
Charges for Services	28,456	28,456	31,904	3,448
Intergovernmental	9,622,226	50,514,365	9,251,412	(41,262,953)
Miscellaneous	951,129	144,938,340	700,000	(144,238,340)
Investment Earnings	-	-	1,876,614	1,876,614
Total Revenues	12,752,456	197,631,805	14,429,787	(183,202,018)
Expenditures				
<i>Current:</i>				
Capital Outlay	21,529,889	231,397,288	47,782,012	183,615,276
Total Expenditures	21,529,889	231,397,288	47,782,012	183,615,276
Excess (Deficiency) of Revenues Over (Under) Expenditures	(8,777,433)	(33,765,483)	(33,352,225)	413,258
Other Financing Sources				
Transfers In:				
General Fund	4,647,433	29,310,483	29,310,483	-
Conservation Trust Fund	1,000,000	1,000,000	1,000,000	-
Information Technology Fund	1,575,000	1,575,000	1,575,000	-
URA	-	325,000	325,000	-
Solid Waste Management Fund	1,555,000	1,555,000	1,555,000	-
Total Other Financing Sources	8,777,433	33,765,483	33,765,483	-
Net Change in Fund Balances	\$ -	\$ -	413,258	\$ 413,258
Fund Balances, Beginning			153,905,284	
Fund Balances, End			\$ 154,318,542	

See accompanying independent auditor's report

City of Commerce City, Colorado
Northern Infrastructure GID Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property Taxes	\$ 5,036,255	\$ 5,036,255	\$ 4,881,728	\$ (154,527)
Specific Ownership Tax	550,000	550,000	250,511	(299,489)
Investment Earnings	200,000	200,000	411,858	211,858
Miscellaneous	150,000	150,000	194,655	44,655
Total Revenues	<u>5,936,255</u>	<u>5,936,255</u>	<u>5,738,752</u>	<u>(197,503)</u>
Expenditures				
<i>Current:</i>				
General Government	92,506	92,506	84,197	8,309
<i>Debt Service:</i>				
Principal	2,555,000	2,555,000	2,555,000	-
Interest and Fiscal Charges	2,033,105	2,033,105	2,032,850	255
Total Expenditures	<u>4,680,611</u>	<u>4,680,611</u>	<u>4,672,047</u>	<u>8,564</u>
Net Change in Fund Balances	<u>\$ 1,255,644</u>	<u>\$ 1,255,644</u>	<u>1,066,705</u>	<u>\$ (188,939)</u>
Fund Balances, Beginning			<u>7,313,571</u>	
Fund Balances, End			<u>\$ 8,380,276</u>	

See accompanying independent auditor's report

2025

NONMAJOR CAPITAL
PROJECT FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

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NONMAJOR CAPITAL
PROJECT FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

CITY OF COMMERCE CITY

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City of Commerce City, Colorado
Combining Balance Sheet
Nonmajor Capital Projects Funds
December 31, 2025

	Water Rights Acquisition	Second Creek Drainage Basin	Third Creek Drainage Basin
Assets			
Equity in Pooled Cash and Investments	\$ 6,109,635	\$ 1,736,219	\$ 174,579
Receivables:			
Accounts	-	-	-
Property Taxes	-	-	-
Assets Held for Resale	5,465,582	-	-
Restricted Equity in Pooled Cash and Investments	-	-	-
Total Assets	11,575,217	1,736,219	174,579
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Vouchers and Contracts Payable	-	-	-
Interfund Payable	-	-	-
Total Liabilities	-	-	-
Deferred Inflows of Resources	-	-	-
Total Liabilities and Deferred Inflows of Resources	-	-	-
Fund Balances			
Restricted	5,509,834	3,422	675
Committed	6,065,383	1,732,797	173,904
Assigned	-	-	-
Total Fund Balances	11,575,217	1,736,219	174,579
Total Liabilities, Deferred Inflow of Resources and Fund Balances	\$ 11,575,217	\$ 1,736,219	\$ 174,579

Buffalo Run Tributary Drainage District	E-470 Commercial Area GID	E-470 Residential Area GID	Impact Fees	Total Nonmajor Capital Projects Funds
\$ 76,895	\$ 20,583,868	\$ 649,770	\$ 27,080,355	\$ 56,411,321
-	-	1,291	-	1,291
-	3,018,797	470,270	-	3,489,067
-	-	-	-	5,465,582
-	401,189	-	-	401,189
76,895	24,003,854	1,121,331	27,080,355	65,768,450
-	101,069	-	82,355	183,424
-	-	-	-	-
-	101,069	-	82,355	183,424
-	3,018,797	470,270	-	3,489,067
-	3,119,866	470,270	82,355	3,672,491
128	20,883,988	12,867	267,139	26,678,053
76,767	-	-	26,730,861	34,779,712
-	-	638,194	-	638,194
76,895	20,883,988	651,061	26,998,000	62,095,959
\$ 76,895	\$ 24,003,854	\$ 1,121,331	\$ 27,080,355	\$ 65,768,450

City of Commerce City, Colorado
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Capital Projects Funds
For the Year Ended December 31, 2025

	Water Rights Acquisition	Second Creek Drainage Basin	Third Creek Drainage Basin
Revenues			
Charges for Services	\$ 1,148,171	\$ 17,584	\$ 12,908
Property Taxes	-	-	-
Specific Ownership Tax	-	-	-
Investment Earnings	326,910	96,489	9,590
Miscellaneous	-	-	-
Total Revenues	<u>1,475,081</u>	<u>114,073</u>	<u>22,498</u>
Expenditures			
Current:			
General Government	-	-	-
Debt Service:			
Principal	-	-	-
Interest	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	1,475,081	114,073	22,498
Fund Balances, Beginning, as previously reported	10,100,136	1,622,146	152,081
Change within Financial reporting entity (Note 1-E-18)	-	-	-
Fund Balances, Beginning	<u>10,100,136</u>	<u>1,622,146</u>	<u>152,081</u>
Fund Balances, End	<u><u>\$ 11,575,217</u></u>	<u><u>\$ 1,736,219</u></u>	<u><u>\$ 174,579</u></u>

See accompanying independent auditor's report

Buffalo Run Tributary Drainage District	E-470 Commercial Area GID	E-470 Residential Area GID	Impact Fees	Total Nonmajor Capital Projects Funds
\$ -	\$ -	\$ -	\$ 6,057,050	\$ 7,235,713
-	2,243,834	368,772	-	2,612,606
-	141,689	17,927	-	159,616
4,260	1,157,021	33,168	2,847,572	4,475,010
-	4,380	9,039	-	13,419
4,260	3,546,924	428,906	8,904,622	14,496,364
-	35,351	5,634	-	40,985
-	500,000	-	-	500,000
-	280,521	-	-	280,521
-	815,872	5,634	-	821,506
4,260	2,731,052	423,272	8,904,622	13,674,858
72,635	18,152,936	227,789	-	30,327,723
-	-	-	18,093,378	18,093,378
72,635	18,152,936	227,789	18,093,378	48,421,101
\$ 76,895	\$ 20,883,988	\$ 651,061	\$ 26,998,000	\$ 62,095,959

City of Commerce City, Colorado
Water Rights Acquisition Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Water Acquisition Fees	\$ 1,150,546	\$ 1,150,546	\$ 1,148,171	\$ (2,375)
Investment Earnings	-	-	326,910	326,910
Total Revenues	<u>1,150,546</u>	<u>1,150,546</u>	<u>1,475,081</u>	<u>324,535</u>
Expenditures				
Current:				
Water Acquisition Fee	1,150,546	1,150,546	-	1,150,546
Total Expenditures	<u>1,150,546</u>	<u>1,150,546</u>	<u>-</u>	<u>1,150,546</u>
 Net Change in Fund Balances	 <u>\$ -</u>	 <u>\$ -</u>	 1,475,081	 <u>\$ 1,475,081</u>
 Fund Balances, Beginning			 <u>10,100,136</u>	
Fund Balances, End			<u>\$ 11,575,217</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Second Creek Drainage Basin Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Drainage Fees	\$ -	\$ -	\$ 17,584	\$ 17,584
Investment Earnings	-	-	96,489	96,489
Total Revenues	-	-	114,073	114,073
Expenditures				
Total Expenditures	-	-	-	-
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ -</u>	114,073	<u>\$ 114,073</u>
Fund Balances, Beginning			<u>1,622,146</u>	
Fund Balances, End			<u>\$ 1,736,219</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Third Creek Drainage Basin Fund
Schedule of Revenues, Expenditures, and Change in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Drainage Fees	\$ -	\$ -	\$ 12,908	\$ 12,908
Investment Earnings	-	-	9,590	9,590
Total Revenues	-	-	22,498	22,498
Expenditures				
Total Expenditures	-	-	-	-
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ -</u>	22,498	<u>\$ 22,498</u>
Fund Balances, Beginning			<u>152,081</u>	
Fund Balances, End			<u>\$ 174,579</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Buffalo Run Tributary Drainage Basin Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Investment Earnings	\$ -	\$ -	\$ 4,260	\$ 4,260
Total Revenues	-	-	4,260	4,260
Expenditures				
Total Expenditures	-	-	-	-
Net Change in Fund Balances	\$ -	\$ -	4,260	\$ 4,260
Fund Balances, Beginning			72,635	
Fund Balances, End			\$ 76,895	

See accompanying independent auditor's report

City of Commerce City, Colorado
E-470 Commerical Area GID Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property Taxes	\$ 2,822,042	\$ 2,822,042	\$ 2,243,834	\$ (578,208)
Specific Ownership Tax	75,000	75,000	141,689	66,689
Investment Earnings	150,000	150,000	1,157,021	1,007,021
Miscellaneous	149,835	149,835	4,380	(145,455)
Total Revenues	<u>3,196,877</u>	<u>3,196,877</u>	<u>3,546,924</u>	<u>350,047</u>
Expenditures				
<i>Current:</i>				
General Government	13,845,823	13,845,823	35,351	13,810,472
<i>Debt Service:</i>				
Principal	500,000	500,000	500,000	-
Interest	280,521	280,521	280,521	-
Total Expenditures	<u>14,626,344</u>	<u>14,626,344</u>	<u>815,872</u>	<u>13,810,472</u>
Net Change in Fund Balances	<u>\$ (11,429,467)</u>	<u>\$ (11,429,467)</u>	<u>2,731,052</u>	<u>\$ 14,160,519</u>
Fund Balances Beginning of Year			<u>18,152,936</u>	
Fund Balances End of Year			<u>\$ 20,883,988</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
E-470 Residential Area GID Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property Taxes	\$ 381,757	\$ 381,757	\$ 368,772	\$ (12,985)
Specific Ownership Tax	11,000	11,000	17,927	6,927
Investment Earnings	4,000	4,000	33,168	29,168
Miscellaneous	1,000	1,000	9,039	8,039
Total Revenues	<u>397,757</u>	<u>397,757</u>	<u>428,906</u>	<u>31,149</u>
Expenditures				
<i>Current:</i>				
General Government	156,361	156,361	5,634	150,727
Total Expenditures	<u>156,361</u>	<u>156,361</u>	<u>5,634</u>	<u>150,727</u>
Net Change in Fund Balance	<u>\$ 241,396</u>	<u>\$ 241,396</u>	<u>423,272</u>	<u>\$ 181,876</u>
Fund Balances, Beginning			<u>227,789</u>	
Fund Balances, End			<u>\$ 651,061</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Impact Fees Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Impact Fees	\$ 5,562,691	\$ 5,562,691	\$ 6,057,050	\$ 494,359
Investment Earnings	-	-	2,847,572	2,847,572
Total Revenues	<u>5,562,691</u>	<u>5,562,691</u>	<u>8,904,622</u>	<u>3,341,931</u>
Expenditures				
<i>Current:</i>				
General Government	1,600,000	1,600,000	-	1,600,000
Parks, Recreation and Golf	1,409,285	1,409,285	-	1,409,285
Public Works	2,553,406	2,553,406	-	2,553,406
Total Expenditures	<u>5,562,691</u>	<u>5,562,691</u>	<u>-</u>	<u>5,562,691</u>
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ -</u>	<u>8,904,622</u>	<u>\$ 8,904,622</u>
Fund Balances, Beginning			<u>18,093,378</u>	
Fund Balances, End			<u>\$ 26,998,000</u>	

See accompanying independent auditor's report

2025

INTERNAL SERVICE FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

INTERNAL SERVICE FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Internal Service Funds
Combining Statement of Net Position
December 31, 2025

	Fleet Management	Information Technology	Facility Services	Benefits	Total
Assets					
Current Assets					
Equity in Pooled Cash and Investments	\$ 5,650,707	\$ 6,273,886	\$ 494,205	\$ 943,216	\$ 13,362,014
Accounts Receivable	9,820	-	-	875	10,695
Inventory	444,572	-	-	-	444,572
Total Current Assets	6,105,099	6,273,886	494,205	944,091	13,817,281
Noncurrent Assets					
Capital Assets	20,611,537	1,063,336	3,888,882	-	25,563,755
Accumulated Depreciation	(10,975,155)	(1,050,673)	(1,444,019)	-	(13,469,847)
Right to Use Assets (leases)	1,631,323	367,125	606,359	-	2,604,807
Right to Use IT Asset	-	8,779,452	-	-	8,779,452
Accumulated Amortization (leases)	(1,030,765)	(112,177)	(127,425)	-	(1,270,367)
Accumulated Amortization (SBITA)	-	(2,365,834)	-	-	(2,365,834)
Total Noncurrent Assets	10,236,940	6,681,229	2,923,797	-	19,841,966
Total Assets	16,342,039	12,955,115	3,418,002	944,091	33,659,247
Liabilities					
Current Liabilities					
Vouchers and Contracts Payable	1,080,212	596,893	301,666	14,343	1,993,114
Accrued Expenses Payable	-	-	-	474,795	474,795
Compensated Absences Payable	44,827	241,551	121,777	-	408,155
Leases Payable	344,025	121,998	102,359	-	568,382
Subscriptions Payable	-	1,706,262	-	-	1,706,262
Total Current Liabilities	1,469,064	2,666,704	525,802	489,138	5,150,708
Noncurrent Liabilities					
Leases Payable	256,534	126,060	397,718	-	780,312
Subscriptions Payable	-	4,271,131	-	-	4,271,131
Total Noncurrent Liabilities	256,534	4,397,191	397,718	-	5,051,443
Total Liabilities	1,725,598	7,063,895	923,520	489,138	10,202,151
Net Position					
Net Investment in Capital Assets	9,636,381	455,778	2,423,720	-	12,515,879
Restricted for Emergencies	2,528	-	-	-	2,528
Unrestricted	4,977,532	5,435,442	70,762	454,953	10,938,689
Total Net Position	\$ 14,616,441	\$ 5,891,220	\$ 2,494,482	\$ 454,953	\$ 23,457,096

See accompanying independent auditor's report

City of Commerce City, Colorado
Internal Service Funds
Combining Statement of Revenues, Expenses, and Changes
in Fund Net Position
For the Year Ended December 31, 2025

	Fleet Management	Information Technology	Facility Services	Benefits	Total
Operating Revenues					
Charges for Services	\$ 6,199,364	\$ 11,055,805	\$ 4,977,251	\$ 7,387,341	\$ 29,619,761
Miscellaneous	177,330	192,326	3,930	105,754	479,340
Total Operating Revenues	6,376,694	11,248,131	4,981,181	7,493,095	30,099,101
Operating Expenses					
Salaries and Benefits	664,400	4,162,110	1,398,899	-	6,225,409
Purchased Services and Charges	523,231	3,837,803	3,539,613	-	7,900,647
Materials and Supplies	1,781,762	85,951	348,620	-	2,216,333
Insurance and Other Expenses	-	-	-	7,786,279	7,786,279
Amortization	532,011	1,918,275	112,042	-	2,562,328
Depreciation	1,440,194	-	94,223	-	1,534,417
Total Operating Expenses	4,941,598	10,004,139	5,493,397	7,786,279	28,225,413
Operating Income (loss)	1,435,096	1,243,992	(512,216)	(293,184)	1,873,688
Nonoperating Revenues					
Investment Earnings	324,740	332,131	33,621	53,139	743,631
Total Nonoperating Revenues	324,740	332,131	33,621	53,139	743,631
Income (Loss) Before Contributions and Transfers	1,759,836	1,576,123	(478,595)	(240,045)	2,617,319
Transfers In	-	-	-	469,249	469,249
Transfers Out	-	(1,575,000)	-	-	(1,575,000)
Change in Net Position	1,759,836	1,123	(478,595)	229,204	1,511,568
Total Net Position, Beginning	12,856,605	5,890,097	2,973,077	225,749	21,945,528
Total Net Position, Ending	\$ 14,616,441	\$ 5,891,220	\$ 2,494,482	\$ 454,953	\$ 23,457,096

See accompanying independent auditor's report

City of Commerce City, Colorado
Internal Service Funds
Combining Statement of Cash Flows
For the Year Ended December 31, 2025

	Fleet Management	Information Technology	Facility Services	Benefits	Total
Cash Flows from Operating Activities					
Cash Receipts from Interfund Services Provided	\$ 6,388,987	\$ 11,248,131	\$ 4,981,181	\$ 7,498,561	\$ 30,116,860
Cash Payments to Employees for Services	(677,014)	(4,177,398)	(1,303,580)	-	(6,157,992)
Cash Payments for Goods and Services	(1,575,491)	(3,826,793)	(3,632,011)	(8,036,350)	(17,070,645)
Net Cash Provided by (Used in) Operating Activities	4,136,482	3,243,940	45,590	(537,789)	6,888,223
Cash Flows from Noncapital Financing Activities					
Transfers In	-	-	-	469,249	469,249
Transfers Out	-	(1,575,000)	-	-	(1,575,000)
Net Cash Provided by (Used in) Noncapital Financing Activities	-	(1,575,000)	-	469,249	(1,105,751)
Cash Flows from Capital and Related Financing Activities					
Proceeds from Sale of Capital Assets	2,732	-	-	-	2,732
Payments for Capital Acquisitions	(4,775,221)	(1,825,077)	(1,416,331)	-	(8,016,629)
Net Cash Used in Capital and Related Financing Activities	(4,772,489)	(1,825,077)	(1,416,331)	-	(8,013,897)
Cash Flows from Investing Activities					
Investment Earnings	324,740	332,131	33,621	53,139	743,631
Net Cash Provided by (used for) Investing Activities	324,740	332,131	33,621	53,139	743,631
Net Increase (Decrease) in Cash and Cash Equivalents	(311,267)	175,994	(1,337,120)	(15,401)	(1,487,794)
Cash and Cash Equivalents, Beginning	5,961,974	6,097,892	1,831,325	958,617	14,849,808
Cash and Cash Equivalents, End	\$ 5,650,707	\$ 6,273,886	\$ 494,205	\$ 943,216	\$ 13,362,014
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities					
Operating Income (Loss)	\$ 1,435,096	\$ 1,243,992	\$ (512,216)	\$ (293,184)	\$ 1,873,688
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used In) Operating Activities					
Depreciation	1,440,194	-	94,223	-	1,534,417
Amortization	532,011	1,918,275	112,042	-	2,562,328
(Increase) Decrease in Assets:					
Accounts Receivable	12,293	-	-	5,466	17,759
Inventory	(83,497)	-	-	-	(83,497)
Prepaid Items	-	112,507	110,287	-	222,794
Increase (Decrease) in Liabilities:					
Vouchers and Contracts Payable	812,999	(15,546)	145,935	12,843	956,231
Accrued expenses	-	-	-	(262,914)	(262,914)
Compensated Absences Payable	(12,614)	(15,288)	95,319	-	67,417
Net Cash Provided by (Used In) Operating Activities	\$ 4,136,482	\$ 3,243,940	\$ 45,590	\$ (537,789)	\$ 6,888,223
Non-Cash Financing, and capital activities					
Capital assets acquired through leases	\$ -	\$ 367,125	\$ 329,470	\$ -	\$ 696,595
Capital assets acquired through SBITAs	\$ -	\$ 2,522,082	\$ -	\$ -	\$ 2,522,082

See accompanying independent auditor's report

City of Commerce City, Colorado
Fleet Management Fund
Schedule of Revenues, Expenses, and Changes
in Net Position - Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 6,199,364	\$ 6,199,364	\$ 6,199,364	\$ -
Investment Earnings	-	-	324,740	324,740
Miscellaneous	-	-	177,330	177,330
Total Revenues	<u>6,199,364</u>	<u>6,199,364</u>	<u>6,701,434</u>	<u>502,070</u>
Expenditures				
Salaries and Benefits	692,221	692,221	664,400	27,821
Purchased Services and Charges	561,660	561,660	523,231	38,429
Materials and Supplies	2,998,301	2,998,301	1,781,762	1,216,539
Total Expenditures	<u>4,252,182</u>	<u>4,252,182</u>	<u>2,969,393</u>	<u>1,282,789</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>1,947,182</u>	<u>1,947,182</u>	<u>3,732,041</u>	<u>(780,719)</u>
Net Income (Budgetary Basis)	<u>\$ 1,947,182</u>	<u>\$ 1,947,182</u>	<u>3,732,041</u>	<u>\$ 1,784,859</u>
Reconciliation to GAAP Basis - Net Income (Loss)				
Deduct:				
Amortization			(532,011)	
Depreciation			(1,440,194)	
Net Income			<u>1,759,836</u>	
Net Position, Beginning			<u>12,856,605</u>	
Net Position, Ending			<u>\$ 14,616,441</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Information Technology Fund
Schedule of Revenues, Expenses, and Changes
in Net Position - Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 11,055,805	\$ 11,055,805	\$ 11,055,805	\$ -
Investment Earnings	-	-	332,131	332,131
Miscellaneous	-	-	192,326	192,326
Total Revenues	<u>11,055,805</u>	<u>11,055,805</u>	<u>11,580,262</u>	<u>524,457</u>
Expenditures				
Salaries and Benefits	4,587,246	4,587,246	4,162,110	425,136
Purchased Services and Charges	6,317,959	6,317,959	3,837,803	2,480,156
Materials and Supplies	150,600	150,600	85,951	64,649
Total Expenditures	<u>11,055,805</u>	<u>11,055,805</u>	<u>8,085,864</u>	<u>2,969,941</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>-</u>	<u>3,494,398</u>	<u>(2,445,484)</u>
Other Financing Sources (Uses)				
Transfers Out:				
Capital Expenditures Fund	(1,575,000)	(1,575,000)	(1,575,000)	-
Total Other Financing Sources (Uses)	<u>(1,575,000)</u>	<u>(1,575,000)</u>	<u>(1,575,000)</u>	<u>-</u>
Net Income (Loss) on (Budgetary Basis)	<u>\$ (1,575,000)</u>	<u>\$ (1,575,000)</u>	<u>1,919,398</u>	<u>\$ 3,494,398</u>
Reconciliation to GAAP Basis - Net Income (Loss):				
Deduct:				
Amortization			(1,918,275)	
Net Income			<u>1,123</u>	
Net Position, Beginning			<u>5,890,097</u>	
Net Position, End			<u>\$ 5,891,220</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Facilities Services Fund
Schedule of Revenues, Expenses, and Changes
in Net Position - Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 4,977,251	\$ 4,977,251	\$ 4,977,251	\$ -
Investment Earnings	-	-	33,621	33,621
Miscellaneous	-	-	3,930	3,930
Total Revenues	<u>4,977,251</u>	<u>4,977,251</u>	<u>5,014,802</u>	<u>37,551</u>
Expenditures				
Salaries and Benefits	949,994	1,324,696	1,398,899	(74,203)
Purchased Services and Charges	3,722,257	5,153,408	3,539,613	1,613,795
Materials and Supplies	305,000	305,000	348,620	(43,620)
Total Expenditures	<u>4,977,251</u>	<u>6,783,104</u>	<u>5,287,132</u>	<u>1,495,972</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>(1,805,853)</u>	<u>(272,330)</u>	<u>(1,458,421)</u>
Net Income on Budgetary Basis	<u>\$ -</u>	<u>\$ (1,805,853)</u>	<u>(272,330)</u>	<u>\$ 1,533,523</u>
Reconciliation to GAAP Basis - Net Income:				
Deduct:				
Amortization			(112,042)	
Depreciation			(94,223)	
Net Income			<u>(478,595)</u>	
Net Position, Beginning			<u>2,973,077</u>	
Net Position, Ending			<u>\$ 2,494,482</u>	

See accompanying independent auditor's report

City of Commerce City, Colorado
Benefits Fund
Schedule of Revenues, Expenses, and Changes
in Net Position - Budget and Actual (Non-GAAP Budgetary Basis)
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for Services	\$ 5,904,551	\$ 7,333,751	\$ 7,387,341	\$ 53,590
Investment Earnings	-	-	53,139	53,139
Miscellaneous	-	-	105,754	105,754
Total Revenues	<u>5,904,551</u>	<u>7,333,751</u>	<u>7,546,234</u>	<u>212,483</u>
Expenses				
Insurance and Other Expenses	5,904,551	7,803,000	7,786,279	16,721
Total Expenses	<u>5,904,551</u>	<u>7,803,000</u>	<u>7,786,279</u>	<u>16,721</u>
Other Financing Sources (Uses)				
Transfers In:				
General Fund	-	469,249	469,249	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>469,249</u>	<u>469,249</u>	<u>16,721</u>
Net Income	<u>\$ -</u>	<u>\$ -</u>	<u>229,204</u>	<u>\$ 229,204</u>
Net Position, Beginning			<u>225,749</u>	
Net Position, Ending			<u>\$ 454,953</u>	

See accompanying independent auditor's report

CITY OF COMMERCE CITY

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2025



FIDUCIARY FUNDS

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

FIDUCIARY FUNDS



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Statement of Changes in Fiduciary Net Position - Budget and Actual
Elected Officials Retirement Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Additions				
Investment Earnings	\$ -	\$ -	\$ 16,037	\$ 16,037
Employer Contributions	41,760	41,760	41,760	-
Total Additions	<u>41,760</u>	<u>41,760</u>	<u>57,797</u>	<u>16,037</u>
Deductions				
Benefits	41,760	41,760	38,160	3,600
Total Deductions	<u>\$ 41,760</u>	<u>\$ 41,760</u>	<u>38,160</u>	<u>\$ 3,600</u>
Net Increase in Fiduciary Net Position			19,637	
Net Position Restricted For Pensions, Beginning			<u>270,941</u>	
Net Position Restricted For Pensions, End			<u>\$ 290,578</u>	

See accompanying independent auditor's report

CITY OF COMMERCE CITY

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STATISTICAL SECTION

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

STATISTICAL SECTION



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado
Statistical Section
(Unaudited)

City of Commerce City, Colorado

This part of the City of Commerce City's Annual Comprehensive Financial Report presents detailed information as a context for understanding this year's financial statements, note disclosures, and supplementary information. The financial data for the Commerce City Northern Infrastructure General Improvement District, a blended component unit of the City, has been included in the applicable tables. This information is unaudited.

Contents

Exhibit

Financial Trends

I - X

These tables contain trend information that may assist the reader in assessing the City's current financial performance by placing it in a historical perspective.

Revenue Capacity

XI - XVI

These tables contain information that may assist the reader in assessing the viability of the City's most significant "own-source" revenue source, sales taxes. However, we have presented some property tax information.

Debt Capacity

XVII - XXI

These tables present information that may assist the reader in analyzing the affordability of the

City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

XXII - XXIV

These tables present demographic and economic information intended (1) to assist users in understanding the socioeconomic environment within which the City operates and (2) to provide information that facilitates comparisons of financial statement information over time and among cities.

Operating Information

XXV - XXVII

These tables contain service and infrastructure indicators that can inform one's understanding of how the information in the City's financial statements relates to the services the City provides and the activities it performs.

Data Source:

Unless otherwise noted, the information in these tables is derived from the Annual Comprehensive Financial Report for the applicable year.

City of Commerce City, Colorado
Government-wide Net Position by Component¹ (Unaudited)
Last Ten Calendar Years
(accrual basis of accounting)

For The Calendar Year Ended December 31,				
	2016	2017	(Restated) 2018	2019
Governmental Activities				
Net Investment in Capital Assets	\$ 169,907,974	\$ 178,169,991	\$ 176,794,770	\$ 174,278,920
Restricted	27,419,936	47,113,633	42,480,597	60,512,209
Unrestricted	73,294,692	69,781,488	107,582,346	114,608,630
Total	<u>\$ 270,622,602</u>	<u>\$ 295,065,112</u>	<u>\$ 326,857,713</u>	<u>\$ 349,399,759</u>
Business-type Activities²				
Net Investment in Capital Assets	\$ (4,962,678)	-	-	-
Unrestricted (deficit) ¹	355,074	255,571	1,272,877	2,109,977
Total	<u>\$ (4,607,604)</u>	<u>\$ 255,571</u>	<u>\$ 1,272,877</u>	<u>\$ 2,109,977</u>
Total Primary Government				
Net Investment in Capital Assets	\$ 164,945,296	\$ 178,169,991	\$ 176,794,770	\$ 174,278,920
Restricted	27,419,936	47,113,633	42,480,597	60,512,209
Unrestricted	73,649,766	70,037,059	108,855,223	116,718,607
Total	<u>\$ 266,014,998</u>	<u>\$ 295,320,683</u>	<u>\$ 328,130,590</u>	<u>\$ 351,509,736</u>
Governmental Activities				
Net Investment in Capital Assets	62.8%	60.4%	54.1%	49.9%
Restricted	10.1%	16.0%	13.0%	17.3%
Unrestricted	27.1%	23.6%	32.9%	32.8%
Total	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
Business-type Activities				
Net Investment in Capital Assets	107.7%	0.0%	0.0%	0.0%
Unrestricted	-7.7%	100.0%	100.0%	100.0%
Total	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
Total Primary Government				
Net Investment in Capital Assets	62.0%	60.3%	53.9%	49.6%
Restricted	10.3%	16.0%	12.9%	17.2%
Unrestricted	27.7%	23.7%	33.2%	33.2%
Total	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

Notes:

¹ Accounting standards require that net position be reported in three components in the financial statements: net investment in capital assets, restricted; and unrestricted. Net position are considered restricted only when (1) an external party, such as the State of Colorado or the federal government, places a restriction on how the resource may be used, or (2) enabling legislation is enacted by the City. There are no restrictions currently reported as a result of enabling legislation.

² Solid Waste Fund treated as a Governmental Activity beginning in 2025.

Data Source:

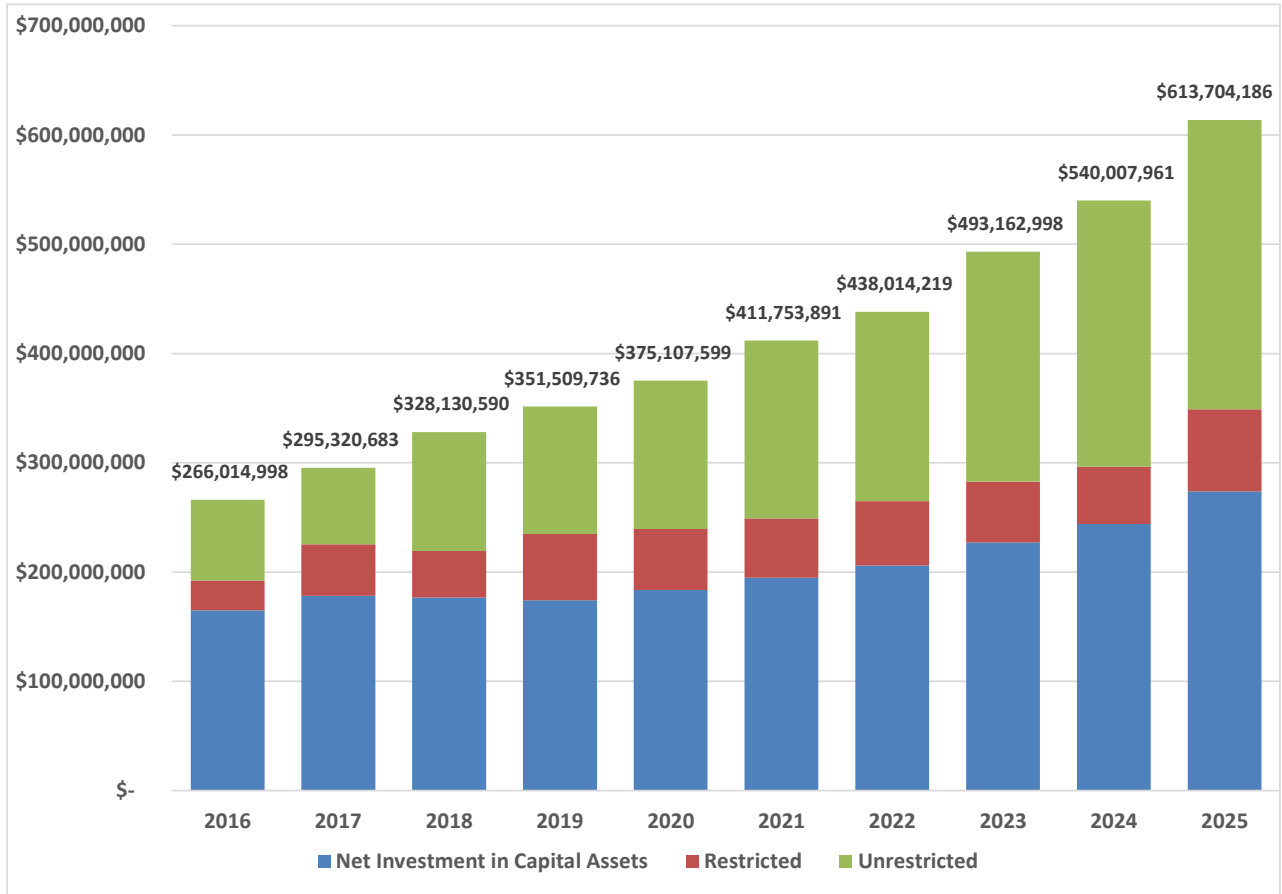
Applicable years' annual comprehensive financial report.

Exhibit I

(Restated) 2020	2021	2022	2023	2024	2025
\$ 183,637,864	\$ 194,798,787	\$ 205,918,486	\$ 227,222,100	\$ 243,944,566	\$ 273,883,197
55,807,287	54,344,248	58,945,256	55,500,602	52,416,263	74,965,318
133,458,751	160,825,574	172,724,456	209,670,767	242,501,542	264,855,671
\$ 372,903,902	\$ 409,968,609	\$ 437,588,198	\$ 492,393,469	\$ 538,862,371	\$ 613,704,186
-	-	-	-	-	-
2,203,697	1,785,282	426,021	769,529	1,145,590	-
\$ 2,203,697	\$ 1,785,282	\$ 426,021	\$ 769,529	\$ 1,145,590	\$ -
\$ 183,637,864	\$ 194,798,787	\$ 205,918,486	\$ 227,222,100	\$ 243,944,566	\$ 273,883,197
55,807,287	54,344,248	58,945,256	55,500,602	52,416,263	74,965,318
135,662,448	162,610,856	173,150,477	210,440,296	243,647,132	264,855,671
\$ 375,107,599	\$ 411,753,891	\$ 438,014,219	\$ 493,162,998	\$ 540,007,961	\$ 613,704,186
49.2%	47.5%	47.1%	46.1%	45.3%	44.6%
15.0%	13.3%	13.5%	11.3%	9.7%	12.2%
35.8%	39.2%	39.5%	42.6%	45.0%	43.2%
100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100.0%	100.0%	100.0%	100.0%	100.0%	0.0%
100.0%	100.0%	100.0%	100.0%	100.0%	0.0%
49.0%	47.3%	47.0%	46.1%	45.2%	44.6%
14.9%	13.2%	13.5%	11.3%	9.7%	12.2%
36.2%	39.5%	39.5%	42.7%	45.1%	43.1%
100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

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City of Commerce City, Colorado
Chart-Total Government-wide Net Position
Last Ten Calendar Years
(accrual basis of accounting)



CITY OF COMMERCE CITY

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City of Commerce City, Colorado
Changes in Net Position - Governmental Activities (Unaudited)
Last Ten Calendar Years

For The Calendar Year Ended December 31,				
	2016	2017	2018	2019
Expenses:				
General Government	\$ 5,596,116	\$ 10,327,397	\$ 8,139,192	\$ 8,404,634
Human Resources	976,141	1,126,099	1,208,526	1,138,344
Finance	11,632,275	9,774,034	10,229,600	10,498,927
Community Development	3,929,739	4,017,432	4,619,630	5,000,163
Public Safety	16,059,811	16,766,559	18,458,719	19,648,844
Public Works	24,687,608	27,207,824	35,905,823	27,469,869
Parks, Recreation and Golf	12,913,063	14,282,916	16,858,897	18,794,815
Interest and Fiscal Charges	9,396,230	11,656,649	11,604,574	11,009,314
Total Expenses	85,190,983	95,158,910	107,024,961	101,964,910
Program Revenues:				
Charges for Services:				
Fines	1,309,473	1,192,090	6,397,185	3,848,786
Parks, Recreation and Golf	3,904,615	4,466,516	4,783,713	5,682,831
Impact Fees	1,617,660	1,650,497	1,610,019	1,630,029
Water Rights Fees and Sales	275,411	226,922	8,140	215,622
Building Permits	1,452,504	1,807,587	2,303,185	2,065,852
Plan Check Fees	275,411	535,609	690,938	557,905
Other	7,307,941	2,684,397	3,717,208	3,757,976
Operating Grants and Contributions	445,213	1,236,071	1,887,559	1,418,912
Capital Grants and Contributions	9,375,833	22,261,014	8,366,529	3,019,880
Total Program Revenues	25,964,061	36,060,703	29,764,476	22,197,793
Net (Expense) Revenue	(59,226,922)	(59,098,207)	(77,260,485)	(79,767,117)
General Revenues:				
Taxes:				
Property	8,822,528	8,601,372	10,614,387	11,267,422
Sales and Use	55,378,333	64,317,067	67,888,945	70,594,615
Specific Ownership	679,629	800,410	888,899	869,395
Street and Bridge	509,964	513,191	587,875	597,997
Franchise	2,914,395	3,044,320	3,087,242	3,206,753
Other	1,673,837	2,864,629	3,789,571	4,525,463
Gain on Sale of Capital Assets	(52,240)	327,175	64,698	222,747
Investment Earnings	802,674	1,734,309	2,385,620	4,466,305
Miscellaneous	5,801,299	631,181	9,652,030	6,075,513
Total General Revenues	76,530,419	82,833,654	98,959,267	101,826,210
Net Transfers In (Out)	1,078,846	707,061	200,798	482,954
Total Net Transfers and General Revenues	77,609,264	83,540,715	99,160,065	102,309,164
Change in Financial Reporting Entity	-	-	-	-
Change in Net Position	\$ 18,382,342	\$ 24,442,508	\$ 21,899,580	\$ 22,542,047

Data Source:

Applicable years' annual comprehensive financial report.

Exhibit II

	2020	2021	2022	2023	2024	2025
\$	10,842,027	\$ 10,908,393	\$ 12,280,883	\$ 13,911,182	\$ 16,118,609	\$ 19,119,383
	1,220,749	1,248,728	1,559,306	2,154,762	2,639,640	3,278,166
	10,341,324	10,350,521	10,277,011	6,716,608	7,868,752	8,490,157
	10,873,056	11,400,862	9,261,784	9,578,375	9,000,282	10,060,365
	21,790,833	22,162,407	25,809,762	29,434,807	32,307,910	37,162,222
	33,034,515	36,904,188	39,648,726	41,912,708	43,527,987	42,015,658
	12,850,757	15,421,500	18,489,801	22,195,739	22,827,340	24,477,943
	11,083,648	10,995,172	11,153,065	10,722,751	9,518,813	8,700,320
	112,036,909	119,391,771	128,480,338	136,626,932	143,809,333	153,304,214
	3,532,278	4,094,891	3,034,658	3,595,585	3,381,889	5,151,643
	3,166,567	5,291,662	5,827,875	6,096,259	6,958,956	7,278,846
	2,840,129	3,916,321	2,614,462	4,648,368	2,961,449	6,087,542
	70,778	49,642	120,585	90,254	101,895	1,148,171
	2,581,394	3,653,085	3,226,124	3,007,536	3,090,552	3,582,365
	636,500	1,248,407	675,015	769,412	1,101,766	1,305,453
	4,409,056	5,598,102	3,685,036	9,026,359	3,567,422	3,947,445
	682,769	1,087,738	1,669,656	1,514,667	994,852	4,992,047
	4,909,342	2,198,922	21,110,171	17,298,551	25,315,654	26,351,004
	22,828,813	27,138,770	41,963,582	46,046,991	47,474,435	59,844,516
	(89,208,096)	(92,253,001)	(86,516,756)	(90,579,941)	(96,334,898)	(93,459,698)
	11,245,725	12,120,341	14,012,984	13,655,575	14,110,740	13,379,421
	71,653,935	99,439,591	100,914,932	103,154,613	105,511,371	119,896,168
	772,866	878,078	937,652	892,218	646,037	659,927
	725,906	-	-	-	-	-
	3,190,145	3,495,587	3,980,472	3,926,199	3,951,149	3,987,938
	4,400,463	5,730,100	5,526,944	4,003,470	4,229,479	6,778,124
	150,309	148,194	403,344	387,368	-	6,240
	3,613,017	(1,894,254)	(21,570,969)	14,919,947	13,205,024	21,519,531
	10,215,093	7,809,391	7,342,790	3,343,322	-	928,574
	105,967,459	127,727,028	111,548,149	144,282,712	141,653,800	167,155,923
	1,102,500	1,590,680	2,588,196	1,102,500	1,150,000	-
	107,069,959	129,317,708	114,136,345	145,385,212	142,803,800	167,155,923
	-	-	-	-	-	1,145,590
\$	17,861,863	\$ 37,064,707	\$ 27,619,589	\$ 54,805,271	\$ 46,468,902	\$ 74,841,815

City of Commerce City, Colorado
Changes in Net Position - Governmental Activities - Percentage of Total (Unaudited)
Last Ten Calendar Years
(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses:										
General Government	6.6%	10.9%	7.6%	8.2%	9.7%	9.1%	9.6%	10.2%	11.2%	12.5%
Human Resources	1.1%	1.2%	1.1%	1.1%	1.1%	1.0%	1.2%	1.6%	1.8%	2.1%
Finance	13.7%	10.3%	9.6%	10.3%	9.2%	8.7%	8.0%	4.9%	5.5%	5.5%
Community Development	4.6%	4.2%	4.3%	4.9%	9.7%	9.5%	7.2%	7.0%	6.3%	6.6%
Public Safety	18.9%	17.6%	17.2%	19.3%	19.4%	18.6%	20.1%	21.5%	22.5%	24.2%
Public Works	29.0%	28.6%	33.5%	26.9%	29.5%	30.9%	30.9%	30.7%	30.3%	27.4%
Parks, Recreation and Golf	15.2%	15.0%	15.8%	18.4%	11.5%	12.9%	14.4%	16.2%	15.9%	16.0%
Interest and Fiscal Charges	11.0%	12.2%	10.8%	10.8%	9.9%	9.2%	8.7%	7.8%	6.6%	5.7%
Total Expenses	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Program Revenues:										
Charges for Services:										
Fines	5.0%	3.3%	21.5%	17.3%	15.5%	15.1%	7.2%	7.8%	7.1%	8.6%
Parks, Recreation and Golf	15.0%	12.4%	16.1%	25.6%	13.9%	19.5%	13.9%	13.2%	14.7%	12.2%
Impact Fees	6.2%	4.6%	5.4%	7.3%	12.4%	14.4%	6.2%	10.1%	6.2%	10.2%
Water Rights Fees	1.1%	0.6%	0.0%	1.0%	0.3%	0.2%	0.3%	0.2%	0.2%	1.9%
Building Permits	5.6%	5.0%	7.7%	9.3%	11.3%	13.5%	7.7%	6.5%	6.5%	6.0%
Plan Check Fees	1.1%	1.5%	2.3%	2.5%	2.8%	4.6%	1.6%	1.7%	2.3%	2.2%
Other	28.1%	7.4%	12.5%	16.9%	19.3%	20.6%	8.8%	19.6%	7.5%	6.6%
Operating Grants and Contributions	1.7%	3.4%	6.3%	6.4%	3.0%	4.0%	4.0%	3.3%	2.1%	8.3%
Capital Grants and Contributions	36.1%	33.4%	28.1%	13.6%	21.5%	8.1%	50.3%	37.6%	53.3%	44.0%
Total Program Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
General Revenues:										
Taxes:										
Property	11.5%	10.4%	10.7%	11.1%	10.6%	9.5%	12.6%	9.5%	10.0%	8.0%
Sales	72.4%	77.6%	68.6%	69.3%	67.6%	77.9%	90.5%	71.5%	74.5%	71.7%
Selective	0.9%	1.0%	0.9%	0.9%	0.7%	0.7%	0.8%	0.6%	0.5%	0.4%
Street and Bridge Taxes	0.7%	0.6%	0.6%	0.6%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%
Franchise Taxes	3.8%	3.7%	3.1%	3.1%	3.0%	2.7%	3.6%	2.7%	2.8%	2.4%
Other	2.2%	3.5%	3.8%	4.4%	4.2%	4.5%	5.0%	2.8%	3.0%	4.1%
Gain on Sale of Capital Assets	-0.1%	0.4%	0.1%	0.2%	0.1%	0.1%	0.4%	0.3%	0.0%	0.0%
Investment Earnings	1.0%	2.1%	2.4%	4.4%	3.4%	-1.5%	-19.3%	10.3%	9.3%	12.9%
Miscellaneous	6.9%	5.4%	9.8%	6.0%	9.6%	6.1%	6.6%	2.3%	0.0%	0.6%
Total General Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Data Source:

Applicable years' annual comprehensive financial report.

CITY OF COMMERCE CITY

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City of Commerce City, Colorado
Changes in Net Position - Business-type Activities (Unaudited)
Last Ten Calendar Years
(accrual basis of accounting)

For The Calendar Year Ended December 31,				
	2016	2017	2018	2019
Expenses				
Finance Authority	\$ 2,473,235	\$ 508,596	\$ -	\$ -
Total Expenses	<u>2,473,235</u>	<u>508,596</u>	<u>-</u>	<u>-</u>
Program Revenues				
Charges for Services:				
Solid Waste Management	753,333	799,196	1,210,777	1,278,344
Rents	2,003,419	-	-	-
Total Program Revenues	<u>2,756,752</u>	<u>799,196</u>	<u>1,210,777</u>	<u>1,278,344</u>
Net (Expense) Revenue	<u>283,517</u>	<u>290,600</u>	<u>1,210,777</u>	<u>1,278,344</u>
General Revenues				
Gain on the Sale of Capital Assets	-	5,274,059	-	-
Investment Earnings	11,631	5,577	7,327	41,710
Total General Revenues	<u>11,631</u>	<u>5,279,636</u>	<u>7,327</u>	<u>41,710</u>
Net Transfers In (Out)	<u>(1,078,846)</u>	<u>(707,061)</u>	<u>(200,798)</u>	<u>(482,954)</u>
Total General Revenues and Transfers	<u>(1,067,215)</u>	<u>4,572,575</u>	<u>(193,471)</u>	<u>(441,244)</u>
Change in Financial Reporting Entity	-	-	-	-
Change in Net Position	<u>\$ (783,698)</u>	<u>\$ 4,863,175</u>	<u>\$ 1,017,307</u>	<u>\$ 837,100</u>

Data Source:

Applicable years' annual comprehensive financial report.

¹Solid Waste Management fund was changed to a Special Revenue fund in 2025

Exhibit IV

2020	2021	2022	2023	2024	2025 ¹
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
1,145,910	1,177,721	1,224,894	1,424,767	1,485,620	-
-	-	-	-	-	-
1,145,910	1,177,721	1,224,894	1,424,767	1,485,620	-
1,145,910	1,177,721	1,224,894	1,424,767	1,485,620	-
-	-	-	-	-	-
50,310	(5,456)	4,041	21,241	40,441	-
50,310	(5,456)	4,041	21,241	40,441	-
(1,102,500)	(1,590,680)	(2,588,196)	(1,102,500)	(1,150,000)	-
(1,052,190)	(1,596,136)	(2,584,155)	(1,081,259)	(1,109,559)	-
-	-	-	-	-	(1,145,590)
\$ 93,720	\$ (418,415)	\$ (1,359,261)	\$ 343,508	\$ 376,061	\$ (1,145,590)

City of Commerce City, Colorado
Changes in Net Position - Total (Unaudited)
Last Ten Calendar Years
(accrual basis of accounting)

For the Calendar Year Ended December 31,				
	2016	2017	2018	2019
Expenses:				
Governmental Activities ¹	\$ 85,190,983	\$ 95,158,910	\$ 107,024,961	\$ 101,964,910
Business-Type Activities ²	2,473,235	508,596	-	-
Total Expenses	87,664,218	95,667,506	107,024,961	101,964,910
Program Revenues:				
Governmental Activities ¹	25,964,061	16,328,663	29,764,476	22,197,793
Business-Type Activities ²	2,756,752	799,196	1,210,777	1,278,344
Total Program Revenues	28,720,813	17,127,859	30,975,253	23,476,137
Net (Expense) Revenue	(58,943,405)	(78,539,646)	(76,049,708)	(78,488,772)
General Revenues and Transfers:				
Governmental Activities ¹	77,609,264	83,540,715	99,160,065	102,309,164
Business-Type Activities ²	(1,067,215)	4,572,575	(193,471)	(441,244)
Total General Revenues and Transfers	76,542,049	88,113,290	98,966,594	101,867,920
Change in Net Position	\$ 17,598,644	\$ 9,573,646	\$ 22,916,886	\$ 23,379,148

Data Source:

¹ See Exhibit II

² See Exhibit IV

Exhibit V

2020	2021	2022	2023	2024	2025
\$ 112,036,909	\$ 119,391,771	\$ 128,480,338	\$ 136,626,932	\$ 143,809,333	\$ 153,304,214
-	-	-	-	-	-
112,036,909	119,391,771	128,480,338	136,626,932	143,809,333	153,304,214
22,828,813	27,138,770	41,963,582	46,046,991	47,474,435	59,844,516
1,145,910	1,177,721	1,224,894	1,424,767	1,485,620	-
23,974,723	28,316,491	43,188,476	47,471,758	48,960,055	59,844,516
(88,062,185)	(91,075,280)	(85,291,862)	(89,155,174)	(94,849,278)	(93,459,698)
107,069,959	129,317,708	114,136,345	145,385,212	142,803,800	167,155,923
(1,052,190)	(1,596,136)	(2,584,155)	(1,081,259)	(1,109,559)	-
106,017,769	127,721,572	111,552,190	144,303,953	141,694,241	167,155,923
\$ 17,955,584	\$ 36,646,292	\$ 26,260,328	\$ 55,148,779	\$ 46,844,963	\$ 73,696,225

Fund Balances - Governmental Funds
Last Ten Calendar Years
(modified accrual basis of accounting)

For The Calendar Year Ended December 31,				
	2016	2017	(Restated) 2018	2019
General Fund				
Nonspendable	\$ 115,973	\$ 348,330	\$ 272,485	\$ 298,847
Restricted	21,178,173	26,440,325	18,560,292	23,470,947
Committed	4,931	-	-	-
Assigned	16,788,280	-	-	4,578,098
Unassigned	10,861,695	37,048,554	57,133,565	55,099,042
Total General Fund	\$ 48,949,051	\$ 63,837,209	\$ 75,966,343	\$ 83,446,934
All Other Governmental Funds				
Nonspendable	\$ 13,503,653	\$ 348,330	\$ 348,330	\$ -
Restricted	107,049,405	54,678,847	54,678,847	38,973,349
Committed	11,678,520	13,331,493	13,331,494	8,214,148
Assigned	20,941,808	19,063,373	19,063,373	39,562,421
Unassigned	(531,224)	(53,133)	(53,132)	-
Subtotal All Other Governmental Funds	152,642,162	87,368,910	87,368,912	86,749,918
Total Governmental Funds	\$ 201,591,212	\$ 151,206,117	\$ 163,335,253	\$ 170,196,852

Data Source:

Applicable years' Annual Comprehensive Financial Report.

Exhibit VI

2020	2021	2022	2023	2024	2025
\$ 268,115	\$ 224,596	\$ 249,068	\$ 251,433	\$ 275,198	\$ 269,325
18,882,057	20,014,931	17,787,133	15,610,429	14,101,930	21,553,766
-	-	-	-	-	-
5,227,435	5,393,402	4,447,162	34,965,723	37,403,005	40,534,073
62,168,516	89,936,865	63,754,614	52,955,302	56,192,208	54,295,370
\$ 86,546,123	\$ 115,569,794	\$ 86,237,977	\$ 103,782,887	\$ 107,972,341	\$ 116,652,534
\$ -	\$ -	\$ -	\$ -	\$ 111,760	\$ 161,167
33,872,222	61,724,212	90,628,670	84,810,319	77,246,216	73,376,316
11,635,603	17,444,444	16,614,843	23,199,074	24,385,677	34,779,712
46,428,699	40,834,682	81,209,270	89,782,590	117,018,517	129,519,973
-	-	-	-	-	-
91,936,524	120,003,338	188,452,783	197,791,983	218,762,170	237,837,168
\$ 178,482,647	\$ 235,573,132	\$ 274,690,760	\$ 301,574,870	\$ 326,734,511	\$ 354,489,702

City of Commerce City, Colorado
General Governmental Revenues by Source (Unaudited) ¹
Last Ten Calendar Years
(modified accrual basis of accounting)

For The Calendar Year Ended December 31,				
	2016	2017	2018	2019
Revenue Source				
Taxes ²	\$ 70,711,661	\$ 80,140,991	\$ 86,856,918	\$ 90,718,360
Intergovernmental	4,145,111	20,108,555	6,037,597	3,205,483
Licenses and Permits	2,226,495	2,634,905	3,461,996	3,060,152
Fines and Forfeitures	1,309,473	1,191,015	1,594,970	1,616,130
Charges for Services	11,154,651	8,510,776	14,445,285	12,867,096
Sale of Water Rights	275,411	226,922	8,140	215,622
Donations ³	20,932	26,649	-	4,541
Special Assessments	4,452	-	-	7,313
Investment Earnings ²	700,433	1,650,079	2,239,660	4,214,150
Interest and Penalties	1,704	4,991	1,000	3,004
Miscellaneous	4,999,761	1,587,567	9,609,158	6,029,216
Total Revenues	\$ 95,550,086	\$ 116,082,451	\$ 124,254,723	\$ 121,941,069
% Change From Prior Year	18.1%	21.5%	7.0%	-1.9%
Taxes	74.0%	69.0%	69.9%	74.4%
Intergovernmental	4.3%	17.3%	4.9%	2.6%
Licenses and Permits	2.3%	2.3%	2.8%	2.5%
Fines and Forfeitures	1.4%	1.0%	1.3%	1.3%
Charges for Services	11.7%	7.3%	11.6%	10.6%
Sale of Water Rights	0.3%	0.2%	0.0%	0.2%
Donations ³	0.0%	0.0%	0.0%	0.0%
Special Assessments	0.0%	0.0%	0.0%	0.0%
Investment Earnings	0.7%	1.4%	1.8%	3.5%
Interest and Penalties	0.0%	0.0%	0.0%	0.0%
Gain on Sale of Assets	0.0%	0.0%	0.0%	0.0%
Miscellaneous	5.2%	1.4%	7.7%	4.9%
Total Revenues	100.0%	100.0%	100.0%	100.0%

Notes:

¹ Includes all governmental fund types.

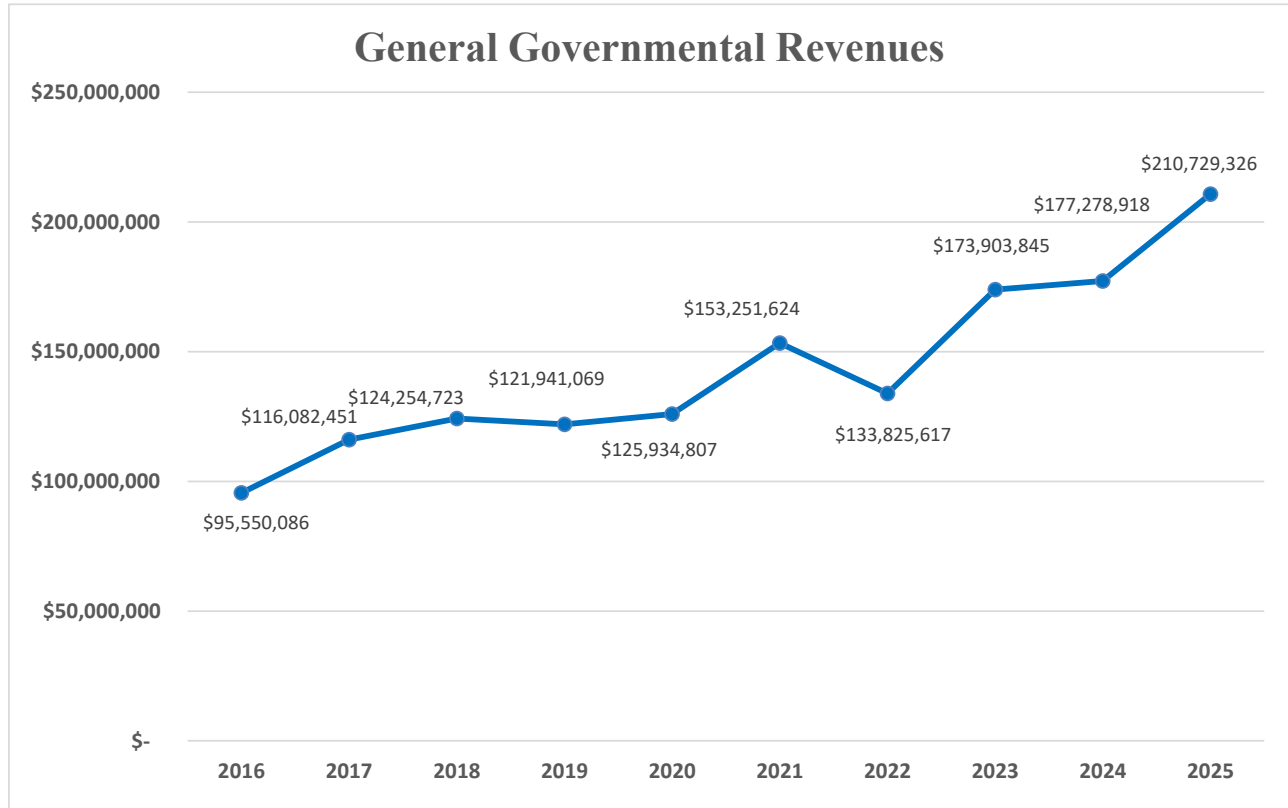
² Includes donations, insurance revenues and miscellaneous revenues.

³ Includes contributions/donations from all governmental Funds

Exhibit VII

2020	2021	2022	2023	2024	2025
\$ 92,332,322	\$ 121,663,697	\$ 125,372,984	\$ 125,632,075	\$ 128,349,344	\$ 141,968,607
2,775,005	2,463,502	3,271,431	9,107,774	10,435,265	17,756,055
3,888,856	5,166,409	4,892,492	4,810,576	5,249,922	5,936,595
1,320,627	1,589,380	1,319,000	1,352,224	1,174,556	1,454,302
11,956,441	17,046,679	12,851,678	15,328,695	14,637,556	19,627,778
70,778	49,642	120,585	90,254	101,895	-
209	2,239	713	2,716	-	1,375
13,724	15,594	38,148	-	-	-
3,396,306	(1,816,007)	(20,400,506)	14,225,403	12,676,549	20,775,900
5,685	12,127	715	-	-	-
10,174,854	7,058,362	6,358,377	3,354,128	4,653,831	3,208,714
\$ 125,934,807	\$ 153,251,624	\$ 133,825,617	\$ 173,903,845	\$ 177,278,918	\$ 210,729,326
3.3%	21.7%	-12.7%	29.9%	1.9%	18.9%
73.3%	79.4%	93.7%	72.2%	72.4%	67.37%
2.2%	1.6%	2.4%	5.2%	5.9%	8.43%
3.1%	3.4%	3.7%	2.8%	3.0%	2.82%
1.0%	1.0%	1.0%	0.8%	0.7%	0.69%
9.5%	11.1%	9.6%	8.8%	8.3%	9.31%
0.1%	0.0%	0.1%	0.1%	0.1%	0.00%
0.0%	0.0%	0.0%	0.0%	0.0%	0.00%
0.0%	0.0%	0.0%	0.0%	0.0%	0.00%
2.7%	-1.2%	-15.2%	8.2%	7.2%	9.86%
0.0%	0.0%	0.0%	0.0%	0.0%	0.00%
0.0%	0.0%	0.0%	0.0%	0.0%	0.00%
8.1%	4.6%	4.8%	1.9%	2.6%	1.52%
100.0%	100.0%	100.0%	100.0%	100.0%	100.00%

City of Commerce City, Colorado
Chart-Total General Governmental Revenues
Last Ten Calendar Years
(modified accrual basis of accounting)



City of Commerce City, Colorado
Tax Revenues by Source - Governmental Funds (Unaudited)
Last Ten Calendar Years
(modified accrual basis of accounting)

For The Calendar Year Ended December 31	Property	Specific Ownership	Sales and Use	Franchise	Highway Users	Transpor- tation	Other ¹	Total
Amounts								
2016	\$8,822,528	\$ 679,629	\$ 55,378,333	\$ 2,914,395	\$ 1,673,837	\$ 427,439	\$ 815,500	\$ 70,711,661
2017	8,601,372	800,410	64,317,067	3,044,320	1,757,867	513,191	1,106,764	80,140,991
2018	10,614,387	888,899	67,888,945	3,087,241	2,212,783	587,875	1,576,788	86,856,918
2019	11,267,422	869,394	70,594,615	3,206,753	2,246,146	597,997	1,936,033	90,718,360
2020	11,245,725	772,866	71,653,935	3,190,145	1,740,747	725,906	2,659,716	91,989,040
2021	12,120,341	878,078	99,439,591	3,495,587	2,054,727	741,393	2,933,980	121,663,697
2022	14,012,984	937,652	100,914,932	3,980,472	2,040,969	873,553	2,612,422	125,372,984
2023	13,655,575	892,218	103,154,613	3,926,199	2,148,505	-	1,854,965	125,632,075
2024	14,110,740	646,037	105,511,371	3,951,149	2,502,881	-	1,726,598	128,448,776
2025	13,379,421	659,927	119,896,168	3,987,938	2,569,857	-	4,208,267	144,701,578
% Change in Dollars								
Over 10 Years	51.7%	-2.9%	116.5%	36.8%	53.5%	-100.0%	416.0%	104.6%
Percentage of Total								
2016	12.5%	1.0%	78.3%	4.1%	2.4%	0.6%	1.2%	100.0%
2017	10.7%	1.0%	80.3%	3.8%	2.2%	0.6%	1.4%	100.0%
2018	12.2%	1.0%	78.2%	3.6%	2.5%	0.7%	1.8%	100.0%
2019	12.4%	1.0%	77.8%	3.5%	2.5%	0.7%	2.1%	100.0%
2020	12.2%	0.8%	77.9%	3.5%	1.9%	0.8%	2.9%	100.0%
2021	10.0%	0.7%	81.7%	2.9%	1.7%	0.6%	2.4%	100.0%
2022	11.2%	0.7%	80.5%	3.2%	1.6%	0.7%	2.1%	100.0%
2023	10.9%	0.7%	82.1%	3.1%	1.7%	0.0%	1.5%	100.0%
2024	11.0%	0.5%	82.1%	3.1%	1.9%	0.0%	1.3%	100.0%
2025	9.2%	0.5%	82.9%	2.8%	1.8%	0.0%	2.9%	100.0%

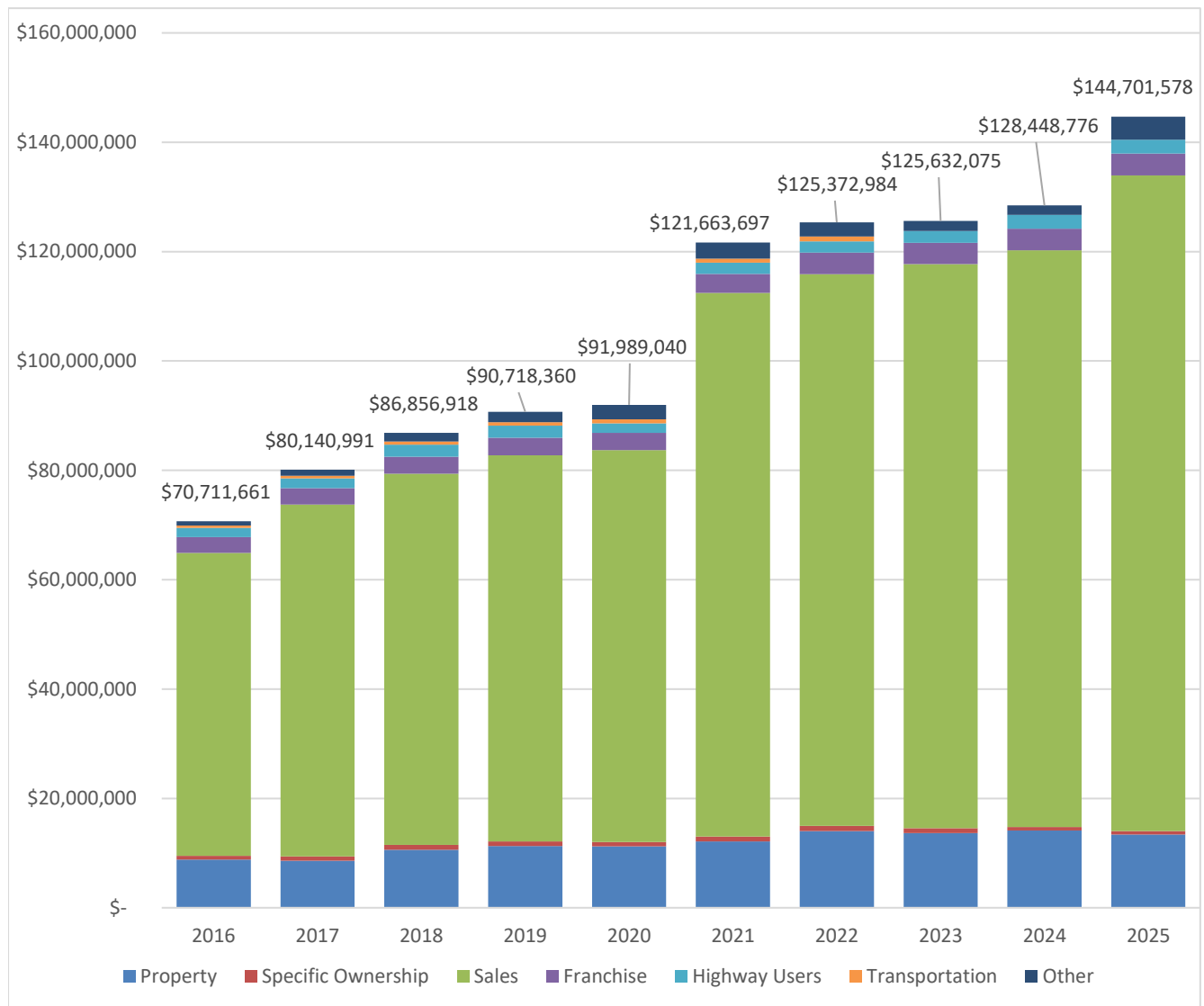
Notes:

¹ Includes vehicle transfer taxes, pari-mutuel taxes, road and bridge taxes, motor vehicle registration and open space taxes.

Data Source:

Applicable years' annual comprehensive financial report.

City of Commerce City, Colorado
Chart-Tax Revenues by Source - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)



CITY OF COMMERCE CITY

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City of Commerce City, Colorado
General Governmental Expenditures by Function (Unaudited) ¹
Last Ten Calendar Years
(modified accrual basis of accounting)

For The Calendar Year Ended December 31,				
Function	2016	2017	2018	2019
Current:				
General Government	\$ 17,133,818	\$ 14,380,986	\$ 15,235,604	\$ 15,927,292
Human Resources	970,420	1,120,327	1,201,093	1,138,344
Finance ³	-	-	-	-
Community Development	3,885,911	4,015,293	4,584,974	5,082,040
Public Safety	15,694,990	16,735,130	18,386,024	19,864,496
Public Works	7,650,397	7,840,928	7,770,266	9,864,539
Parks, Recreation and Golf	10,941,760	11,935,167	14,274,362	16,253,045
Total Current	56,277,296	56,027,831	61,452,322	68,129,756
% Change From Prior Year	4.0%	-0.4%	9.7%	10.9%
Capital Outlay	36,734,117	100,538,553	50,522,692	13,383,238
% Change From Prior Year	34.7%	173.7%	-49.7%	-73.5%
Debt Service				
Principal	4,758,636	5,998,361	6,578,342	6,746,769
Interest and Fees	8,863,367	11,863,360	12,563,501	12,281,857
Total Debt Service	13,622,002	17,861,721	19,141,843	19,028,626
% Change From Prior Year	-3.3%	31.1%	7.2%	-0.6%
Total Expenditures	\$ 106,633,415	\$ 174,428,105	\$ 131,116,857	\$100,541,621
% Change From Prior Year	11.7%	63.6%	-24.8%	-23.3%
Debt Service as a % of Noncapital Expenditures	19.5%	24.2%	23.8%	21.8%

Notes:

¹ Includes all governmental fund types.

² Debt service calculation corrected prospectively for 2020 moving forward.

³ Prior to 2021, Finance was included in General Government.

Data Source:

Applicable years' annual comprehensive financial report.

2020 ²	2021	2022	2023	2024	2025	Current Percent
\$ 18,146,044	\$ 6,525,895	\$ 7,597,743	\$ 9,604,298	\$ 11,386,808	\$ 13,487,014	11.6%
1,220,749	1,248,728	1,559,306	2,154,762	2,639,640	3,278,166	2.8%
-	10,350,521	10,277,011	6,716,608	7,868,752	8,490,157	7.3%
10,990,181	11,388,739	9,177,570	9,845,641	9,020,814	9,695,947	8.3%
22,402,115	22,149,275	25,525,419	30,366,607	32,596,991	37,301,080	32.1%
15,093,784	16,171,493	18,770,069	21,579,038	22,799,756	22,891,521	19.7%
10,436,876	12,587,003	15,933,827	19,824,747	20,316,791	21,163,179	18.2%
78,289,749	80,421,654	88,840,945	100,091,701	106,629,552	116,307,064	100.0%
14.9%	2.7%	10.5%	12.7%	6.5%	9.1%	
21,729,299	15,830,641	18,392,293	15,554,424	23,750,533	47,782,012	
62.4%	-27.1%	16.2%	-15.4%	52.7%	101.2%	
7,308,796	7,930,299	15,560,292	20,890,105	14,861,664	11,125,000	
12,102,797	11,986,090	11,171,801	11,801,549	11,039,685	10,011,400	
19,411,593	19,916,389	26,732,093	32,691,654	25,901,349	21,136,400	
2.0%	2.6%	34.2%	22.3%	-20.8%	-35.3%	
\$ 119,430,642	\$ 116,168,684	\$ 133,965,330	\$ 148,337,779	\$ 156,281,434	\$ 185,225,476	
18.8%	-2.7%	15.3%	10.7%	5.4%	18.5%	
19.9%	19.8%	23.1%	24.6%	19.5%	15.4%	

City of Commerce City, Colorado
Summary of Changes in Fund Balances - Governmental Funds (Unaudited)
Last Ten Calendar Years
(modified accrual basis of accounting)

For The Calendar Year Ended December 31,				
Source	2016	2017	2018	2019
Total Revenues	\$ 95,550,086	\$ 116,082,451	\$ 124,254,723	\$ 121,941,069
Total Expenditures	106,633,415	174,428,105	131,116,857	100,541,621
Excess (Deficiency) of Revenues Over/(Under) Expenditures	(11,083,329)	(58,345,654)	(6,862,134)	21,399,448
Other Financing Sources (Uses)				
Sale of Capital Assets	-	-	-	-
Issuance of Loan/Long-Term Debt	54,460,000	34,835,000	-	-
Bond Premium	12,174,430	1,269,756	-	-
Payment to Refunding Bond	-	(29,129,479)	-	-
Payment to Escrow Agent	-	-	(1,024,542)	-
Transfers In	26,016,713	14,568,413	31,404,548	31,393,214
Transfers Out	(22,223,630)	(13,414,507)	(30,338,810)	(30,492,814)
Total Other Financing Sources (Uses)	70,427,513	8,129,183	41,196	900,400
Net Change in Fund Balances	59,344,184	(50,216,471)	(6,820,938)	22,299,848
Fund Balances, Beginning of Year²	157,068,264	142,881,460	201,591,211	150,857,787
Fund Balances, End of Year	\$ 216,412,448	\$ 92,664,989	\$ 194,770,273	\$ 173,157,635

Notes:

¹ 2015 ending balance was understated

² Some years include restatements, if applicable

Data Source:

Applicable years' annual comprehensive financial report.

Exhibit X

2020	2021	2022	2023	2024	2025
\$ 125,934,807	\$ 153,251,624	\$ 133,825,617	\$ 173,903,845	\$ 177,278,918	\$ 210,729,326
119,430,642	116,168,684	133,965,330	148,337,779	156,281,434	185,225,476
6,504,165	37,082,940	(139,713)	25,566,066	20,997,484	25,503,850
-	-	-	387,368	-	-
-	14,125,000	155,325,000	-	43,670,000	-
-	-	-	-	5,576,537	-
-	-	-	-	-	-
-	-	(117,312,500)	-	(48,205,000)	-
32,745,954	24,729,583	62,612,669	26,588,485	41,002,928	47,256,566
(31,509,337)	(23,944,313)	(60,788,890)	(25,657,809)	(37,882,308)	(46,150,815)
1,236,617	14,910,270	39,836,279	1,318,044	4,162,157	1,105,751
7,740,782	51,993,209	39,696,566	26,884,110	25,159,641	26,609,601
147,897,004	170,741,864	183,579,921	274,690,760	301,574,870	327,880,101
\$ 155,637,786	\$ 222,735,073	\$ 223,276,487	\$ 301,574,870	\$ 326,734,511	\$ 354,489,702

City of Commerce City, Colorado
Direct and Overlapping Sales and Use Tax Rates (Unaudited)
Last Ten Calendar Years

For The Calendar Year	Direct ²		Overlapping			Total Direct and Overlapping Rates
	City	State of Colorado	Adams County	Regional Transportation District	Scientific Cultural and Facilities District	
2016	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2017	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2018	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2019	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2020	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2021	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2022	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2023	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2024	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%
2025	4.50%	2.90%	0.75%	1.00%	0.10%	9.25%

Notes:

² There are no components of the total direct rate.

Data Source:

Colorado Department of Revenue, <https://cdor.colorado.gov/>

City of Commerce City, Colorado
Principal Sales and Use Tax Taxpayers (Unaudited) ¹
Last Ten Calendar Years

Fiscal Year	Aggregate Top Ten Filers	Aggregate All Other Filers ³	Total Sales Tax	Top Ten Filers as a Percentage of Total Sales
2016 ²	\$13,735,944	\$41,642,389	\$55,378,333	25%
2017 ²	\$16,174,017	\$48,143,050	\$64,317,067	25%
2018 ²	\$15,558,836	\$52,330,109	\$67,888,945	23%
2019 ²	\$15,170,898	\$55,423,717	\$70,594,615	21%
2020 ²	\$14,569,672	\$57,084,263	\$71,653,935	20%
2021 ²	\$25,021,930	\$74,417,661	\$99,439,591	25%
2022 ²	\$17,797,797	\$83,117,135	\$100,914,932	18%
2023 ²	\$25,904,083	\$77,250,530	\$103,154,613	25%
2024 ²	\$28,972,823	\$76,538,548	\$105,511,371	27%
2025 ²	\$33,809,525	\$81,728,570	\$119,896,168	28%

Notes:

¹ Colorado law does not allow disclosure of individual taxpayer information.

² Information as submitted in prior year ACFR.

³ Amount includes audit revenue.

Data Source:

City Sales Tax Collection Records.

City of Commerce City, Colorado
Taxable Assessed Value and Estimated Actual Value of Property - By Type
Last Ten Calendar Years

Amounts						
Calendar Year	Residential Property	Commercial Property	Industrial Property	Vacant Land	Oil and Gas	Agricultural Property
2016	246,922,800	237,284,210	27,500,720	24,427,960	168,260	406,670
2017	315,889,320	273,443,160	32,209,870	40,059,470	111,100	452,380
2018	328,535,890	281,795,130	32,760,500	42,333,580	148,020	456,640
2019	408,072,550	337,106,660	55,256,150	52,128,440	71,390	589,710
2020	428,629,620	362,534,920	48,282,760	55,836,870	17,860	503,970
2021	489,943,370	473,341,940	57,236,820	68,577,090	22,720	612,490
2022	504,110,320	515,136,220	57,267,860	74,677,110	17,950	495,330
2023	627,338,510	695,347,540	101,032,850	87,208,250	20,900	550,070
2024	647,893,940	696,350,810	101,166,910	82,990,240	20,090	551,800
2025	670,590,670	820,218,270	111,430,850	101,670,120	20,870	831,200
% Change From 2016 - 2025	171.6%	245.7%	305.2%	316.2%	-87.6%	104.4%
Percentage of Total						
2016	31.2%	30.0%	3.5%	3.1%	0.0%	0.1%
2017	34.6%	29.9%	3.5%	4.4%	0.0%	0.0%
2018	35.0%	30.0%	3.5%	4.5%	0.0%	0.0%
2019	36.3%	30.0%	4.9%	4.6%	0.0%	0.1%
2020	37.0%	31.3%	4.2%	4.8%	0.0%	0.0%
2021	36.2%	35.0%	4.2%	5.1%	0.0%	0.0%
2022	35.4%	36.2%	4.0%	5.2%	0.0%	0.0%
2023	34.1%	37.8%	5.5%	4.7%	0.0%	0.0%
2024	34.8%	37.4%	5.4%	4.5%	0.0%	0.0%
2025	33.1%	40.5%	5.5%	5.0%	0.0%	0.0%

Notes:

¹ Assessment rates for the 2025 property tax year are 6.25% for single-family residential, 6.25% for multi-family residential, 27.0% for agricultural, renewable energy production property, and for commercial and most other properties. The City's mill levy is 3.280, however the City applies a temporary mill levy credit in some years, when needed to comply with Tax Payer's Bill of Rights (TABOR) requirements.

² Tax rates presented in per \$1,000 assessed value.

Data Source:

Adams County Tax Assessor's Office.

Natural Resources	Personal Property	State Assessed Utilities	Total Taxable Assessed Value ¹	Total Direct Tax Rate ²	Estimated Actual Value	Annual Percentage Change
20	249,758,620	4,973,920	791,443,180	3.280	4,979,313,799	14.0%
20	246,158,680	4,972,110	913,296,110	3.280	6,447,118,948	29.5%
20	248,260,080	5,093,770	939,383,630	3.160	6,669,028,741	3.4%
20	266,398,600	5,443,770	1,125,067,290	3.104	8,179,539,463	22.6%
20	254,911,430	6,791,830	1,157,509,280	3.200	8,508,156,823	4.0%
20	255,740,770	6,888,760	1,352,363,980	2.920	9,826,166,618	15.5%
20	264,886,530	6,014,230	1,422,605,570	3.110	10,217,677,604	4.0%
20	322,541,190	5,939,940	1,839,979,270	2.550	12,955,436,854	26.8%
20	325,659,840	6,128,300	1,860,761,950	2.700	14,018,454,952	8.2%
20	312,759,750	5,955,540	2,023,477,290	2.613	15,740,088,460	12.3%
0.0%	25.2%	19.7%	155.7%		216.1%	
0.0%	31.6%	0.6%	100.0%			
0.0%	27.0%	0.5%	100.0%			
0.0%	26.4%	0.5%	100.0%			
0.0%	23.7%	0.5%	100.0%			
0.0%	22.0%	0.6%	100.0%			
0.0%	18.9%	0.5%	100.0%			
0.0%	18.6%	0.4%	100.0%			
0.0%	17.5%	0.3%	100.0%			
0.0%	17.5%	0.3%	100.0%			
0.0%	15.5%	0.3%	100.0%			

City of Commerce, Colorado
Direct and Overlapping Property Tax Rates (Unaudited)
Last Ten Calendar Years
(rate per \$1,000 of assessed taxable value)

Calendar Year	Direct Rates		Overlapping Rates ¹			
	City ²	NIGID ³	School District No. 14	School District No. 27J	Adams County	Rangeview Library District
2016	3.128	27.000	43.154	49.317	27.055	3.659
2017	3.160	27.000	40.759	49.164	26.929	3.669
2018	3.280	27.000	40.214	49.092	26.864	3.666
2019	3.104	20.000	38.009	48.810	26.917	3.677
2020	3.200	20.000	38.088	48.745	26.897	3.670
2021	2.920	20.000	36.918	49.866	27.069	3.689
2022	3.110	14.000	38.012	56.290	26.967	3.615
2023	2.550	8.000	37.075	56.290	26.835	3.653
2024	2.700	8.000	48.761	56.644	26.944	3.667
2025	2.613	8.000	47.396	56.290	27.479	3.715

Notes:

¹ Overlapping rates are those of governments that overlap the City's geographic boundaries. Due to the large number of special districts, it is impossible to include all of the special districts' tax rates.

² The City's mill levy is 3.280, however the City applies a temporary mill levy credit in some years, when needed to comply with Tax Payer's Bill of Rights (TABOR) requirements.

³ Northern Infrastructure General Improvement District, a blended component unit.

Data Source:

Adams County Tax Assessor's Office.

<https://www.adcogov.org/taxing-authoriti> Abstract of Assessment & Tax Levies Report

Exhibit XIV

				Totals	
South Adams Water & Sanitation District	Urban Drainage & Flood Control	Urban Drainage South Platte	South Adams County Fire Protection District	South Commerce City Total	Northern Range Total
3.102	0.559	0.061	9.900	90.618	123.781
2.701	0.500	0.057	9.900	87.675	123.080
2.714	0.726	0.094	14.750	92.308	128.186
2.449	0.900	0.097	14.750	89.903	120.704
2.490	0.900	0.100	14.750	90.095	120.752
2.277	0.900	0.100	14.750	88.623	121.571
2.424	0.900	0.100	14.750	89.878	122.156
1.966	0.900	0.100	14.750	87.829	115.044
2.013	0.900	0.100	14.750	99.835	115.718
2.265	0.900	0.100	14.750	99.218	116.112

City of Commerce City, Colorado
Property Tax Levies and Collections ¹ (Unaudited)
Last Ten Calendar Years

Levy Year	Collection Year	Total Tax Levy	Current Year Collections ²	Percentage of Levy
2016	2017	\$ 2,475,321	\$ 2,479,952	100.2%
2017	2018	2,886,016	2,894,163	100.3%
2018	2019	3,081,178	3,082,564	100.0%
2019	2020	3,487,709	3,487,569	100.0%
2020	2021	3,682,982	3,657,284	99.3%
2021	2022	3,930,557	3,933,919	100.1%
2022	2023	4,400,645	4,366,775	99.2%
2023	2024	4,666,078	4,888,625	104.8%
2024	2025	6,068,743	4,857,176	80.0%
2025	2026	6,589,310	-	N/A

Notes:

¹ The amounts reported in this table exclude General Improvement District (GID) taxes.

² Although property taxes are not the City's major own-source revenue, this table is presented to provide selected data regarding property tax administration. Taxes reported in this column represent the total tax collections in the year indicated, not in the year levied as required by GASB Statement No. 44, since this information is not available and delinquent tax collections generally are insignificant.

Data Source:

Applicable years' annual comprehensive financial report.

City of Commerce City, Colorado
Principal Property Taxpayers (Unaudited)
Calendar Years Ended December 31, 2025 and 2016

2025				
Principal Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Suncor Energy (USA) Inc	Refinery	\$ 396,592,174	1	19.60%
Public Service Company of Colorado	Utility	138,683,474	2	6.85%
Quintero Owner LLC	Industrial Property	109,028,092	3	5.39%
FedEx Ground Package System Inc	Transportation/Trucking	88,649,145	4	4.38%
BT-OH LLC	Commercial Building	75,982,627	5	3.76%
Reep-Brennan Commerce City JV LLC	Industrial Property	72,057,241	6	3.56%
Kew Realty Corporation	Commercial Realty	66,991,847	7	3.31%
Ascent Commerce Center LLC	Commercial Realty	62,585,367	8	3.09%
8251 Quintero Street Colorado Brecknell Investors LLC	Commercial Realty	56,941,733	9	2.81%
Bel Commerce LLC	Commercial Realty	56,231,864	10	2.78%
Total Principal Taxpayers		1,123,743,564		55.54%
All Other Taxpayers		899,733,726		44.46%
Total Taxpayers		\$ 2,023,477,290		100.00%

2016				
Principal Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Suncor Energy	Refinery	\$ 126,670,030	1	16.00%
Public Service Co of Colorado	Utility	15,848,340	2	2.00%
D and M Division of STC	Telecommunications	12,573,860	3	1.59%
Quest Corporation FKA US West	Telephone	8,277,400	4	1.05%
Lineage Master 2 RE LLC	Warehouse	8,073,550	5	1.02%
ARC3 FECMCO01 LLC	Commercial	6,054,850	6	0.77%
BT-OH LLC	Commercial Building	5,784,460	7	0.73%
Caleast NAT LLC	Distribution Warehouse	4,826,750	8	0.61%
FedEx Ground Package System	Courier	4,658,020	9	0.59%
Kew Realty Corporation	Commercial Realty	4,523,810	10	0.57%
Total Principal Taxpayers		197,291,070		24.93%
All Other Taxpayers		594,152,110		75.07%
Total Taxpayers		\$ 791,443,180		100.00%

Data Source:

Adams County Tax Assessor's Office

City of Commerce City, Colorado
Ratios of Total Debt Outstanding - By Type (Unaudited)
Last Ten Calendar Years

December 31,	Governmental Activities					
	General Obligation Bonds	Sales Tax Revenue Bonds	Lease Purchase Agreement	Certificates of Participation	Net Deferred Premiums	Leases
2016	99,729,968	214,655,192	1,419,627	-	27,175,315	-
2017	78,965,000	170,950,000	1,236,266	33,875,000	27,315,225	-
2018	77,075,000	167,700,000	1,031,451	32,641,473	26,170,083	-
2019	74,980,000	164,350,000	803,310	31,567,845	25,024,940	-
2020	72,660,000	160,710,000	562,786	30,459,575	23,879,797	-
2021	84,225,000	156,740,000	316,085	29,305,976	22,734,654	-
2022	75,700,000	200,005,000	-	28,106,769	9,177,596	1,736,871
2023	61,865,000	194,195,000	-	26,861,664	8,263,015	1,510,918
2024	53,820,000	187,735,000	-	21,970,000	9,242,235	2,338,322
2025	50,765,000	180,590,000	-	21,045,000	8,264,635	1,976,675

Notes:

¹ Exhibit XXIII - information available only for Adams County.

Data Source:

Applicable years' annual comprehensive financial reports.

Business-Type Activities								
SBITA	Total	Certificates of Participation	Total	Total Debt	Personal Income ¹	Estimated Population	Total Debt Per Capita	
-	\$ 342,980,102	\$ 29,577,338	\$ 29,577,338	\$ 372,557,440	1.9%	53,696	\$ 4,527	
-	312,341,491	28,968,595	28,968,595	341,310,086	2.0%	54,869	5,881	
-	304,618,007	-	-	304,618,007	2.2%	59,433	5,125	
-	296,726,095	-	-	296,726,095	2.1%	62,100	4,778	
-	288,272,158	-	-	288,272,158	2.1%	60,392	4,773	
-	293,321,715	-	-	293,321,715	2.1%	62,418	4,699	
-	314,726,236	-	-	314,726,236	2.3%	66,115	4,760	
992,938	293,688,535	-	-	293,688,535	2.1%	68,245	4,303	
5,124,302	280,229,859	-	-	280,229,859	2.0%	70,245	3,989	
5,977,393	268,618,703	-	-	268,618,703	1.9%	70,255	3,823	

City of Commerce City, Colorado
Ratios of General Obligation Bonded Debt Outstanding - By Type (Unaudited)
Last Ten Calendar Years

December 31,	General Obligation Bonds	Net Position Restricted for Debt Services	Net General Obligation Bonds	Debt as % of Estimated Actual Taxable Value of Property	Total General Bonded Debt Per Capita
2016	\$ 99,729,968	\$ 461,756	\$ 99,268,212	2.0%	1,857
2017	78,965,000	6,758	78,958,242	1.2%	1,439
2018	77,075,000	2,399	77,072,601	1.2%	1,297
2019	74,980,000	-	74,980,000	0.9%	1,207
2020	72,660,000	-	72,660,000	0.9%	1,203
2021	84,225,000	-	84,225,000	0.9%	1,349
2022	75,700,000	-	75,700,000	0.7%	1,145
2023	61,865,000	-	61,865,000	0.5%	907
2024	53,820,000	-	53,820,000	0.4%	766
2025	50,765,000	-	50,765,000	0.3%	723

Data Source:

Applicable years' annual comprehensive financial reports.

City of Commerce City, Colorado
Direct and Overlapping Governmental Activities Debt (Unaudited)
December 31, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable ¹	Estimated Share of Overlapping Debt
Overlapping Debt ^{2, 3}			
Adams County School District #14	\$ 159,735,090	97.41%	\$ 155,597,951
Brighton School District #27J	569,031,638	72.85%	414,539,548
Aberdeen Metro District #2	1,390,000	100.00%	1,390,000
BNC Metro Districts #1 & 2	23,592,448	100.00%	23,592,448
Buckley Ranch Metro District	1,105,000	100.00%	1,105,000
Buffalo Highlands MD - Bonds	17,910,000	100.00%	17,910,000
Buffalo Ridge Metro District	27,135,000	100.00%	27,135,000
Buffalo Run Mesa Metro District	4,430,000	100.00%	4,430,000
Eagle Creek Metro District	2,235,000	100.00%	2,235,000
Fronterra Village Metro Districts #1 & 2	12,381,610	100.00%	12,381,610
High Point Metro District	1,076,933	100.00%	1,076,933
Laredo Metro District	1,932,828	100.00%	1,932,828
North Range Metro Districts #1-5	108,475,000	100.00%	108,475,000
North Range Village Metro District	4,470,000	100.00%	4,470,000
Potomac Farms Metro District	5,593,000	100.00%	5,593,000
Riverdale Dunes Metro Districts	1,790,000	100.00%	1,790,000
Total Overlapping Debt			783,654,318
City Direct Debt			268,616,829
Total Direct and Overlapping Debt			\$ 1,052,271,148

Notes:

¹ Applicable percentages were estimated by determining the portion of another government unit's assessed value that is within the City's geographic boundaries and dividing it by each government's total assessed valuation.

² Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City.

³ Individual governments.

Data Source:

Agency financials and websites

City of Commerce City, Colorado
Legal Debt Margin
Last Ten Calendar Years

	For The Calendar Year Ended December 31,			
	2016	2017	2018	2019
Actual Value	\$ 4,979,313,799	\$ 6,447,118,948	\$ 6,669,028,741	\$ 8,179,539,463
Legal Debt Margin				
Debt Limit (3% of Assessed Value) ¹	\$ 1,493,794,140	\$ 1,934,135,684	\$ 2,000,708,622	\$ 2,453,861,839
Total Debt Applicable to Limit	-	-	-	-
Legal Debt Margin	\$ 1,493,794,140	\$ 1,934,135,684	\$ 2,000,708,622	\$ 2,453,861,839
Total Net Debt Applicable to the Limit as a % of the Debt Limit	0.00%	0.00%	0.00%	0.00%

Notes:

¹ CRS31-15-302 "3% limit"

Data Source:

See Exhibit XIII

2020	2021	2022	2023	2024	2025
\$ 8,508,156,823	\$ 9,826,166,618	\$ 10,217,677,604	\$ 12,955,436,854	\$ 14,018,454,952	\$ 15,740,088,460
\$ 2,552,447,047	\$ 2,947,849,986	\$ 3,065,303,281	\$ 3,886,631,056	\$ 4,205,536,486	\$ 4,722,026,538
-	-	-	-	-	-
\$ 2,552,447,047	\$ 2,947,849,986	\$ 3,065,303,281	\$ 3,886,631,056	\$ 4,205,536,486	\$ 4,722,026,538
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

City of Commerce City, Colorado
Pledged Revenue Coverage
Sales and Use Tax Revenue Bonds
Last Ten Calendar Years

Year	Sales and Use		Debt Service		Total	Times Coverage
	Taxes	Principal	Interest			
2016	\$ 55,378,333	\$ 3,355,000	\$ 3,895,067	\$ 7,250,067		7.64
2017	64,317,067	3,080,000	5,265,050	8,345,050		7.71
2018	67,888,945	3,165,000	7,483,811	10,648,811		6.38
2019	70,594,615	3,250,000	7,769,963	11,019,963		6.41
2020	71,653,935	3,350,000	7,668,563	11,018,563		6.50
2021	99,439,591	3,640,000	7,601,563	11,241,563		8.85
2022	100,914,932	3,970,000	7,484,063	11,454,063		8.81
2023	103,154,613	5,520,000	6,699,377	12,219,377		8.44
2024	105,511,371	5,810,000	7,704,256	13,514,256		7.81
2025	119,896,168	7,145,000	6,671,441	13,816,441		8.68

Data Sources:

Applicable years' annual comprehensive financial reports.

City of Commerce City, Colorado
Demographic and Economic Statistics
Last Ten Calendar Years

Year	Population ¹	Personal Income	Per Capita Personal Income ²	Median Age ¹	Unemployment Rate			
					Commerce City ¹	Adams County ³	State of Colorado ³	United States ⁴
2016	53,696	2,124,482,240	39,565	30.9	0.036	3.5%	3.3%	5.0%
2017	54,869	2,267,241,949	41,321	30.8	2.5%	2.5%	2.3%	4.4%
2018	59,433	2,587,950,552	43,544	31.0	3.2%	3.3%	3.2%	3.9%
2019	62,100	2,824,370,100	45,481	30.7	2.7%	2.7%	2.6%	3.7%
2020	60,392	2,934,688,848	48,594	31.6	7.5%	7.6%	6.7%	8.9%
2021	62,418	3,319,576,494	53,183	32.6	6.0%	6.2%	5.3%	5.2%
2022	66,115	3,615,234,315	54,681	32.9	3.9%	3.2%	3.3%	3.5%
2023	68,245	4,016,286,495	58,851	33.5	3.8%	3.6%	3.4%	3.7%
2024	70,245	4,233,876,885	60,273	33.6	3.7%	4.8%	4.3%	4.0%
2025	70,255	N/A	N/A	34.9	4.3%	4.2%	4.0%	4.3%

Notes:

¹ Commerce City Economic Development Department. 2025 population not available due to the US Census Bureau and US Bureau of Economic Analysis Data websites not being updated.

² U.S. Bureau of Economic Analysis, Per Capita Personal Income Data for Adams County, Colorado

³ Colorado Department of Labor and Employment

⁴ U.S. Bureau of Labor Statistics

Data Sources:

Commerce City Economic Profile

City of Commerce City, Colorado
Principal Employers
For the Calendar Years Ended December 31, 2025 and 2016

Employer	Product or Service	2025		
		Number of Employees	Rank	Percentage of Major City Employers
UPS Ground & Freight Inc.	Global Logistics	3,371	1	10.24%
FedEx Ground	Global Logistics	1,322	2	4.02%
Amazon BDU5	Global Logistics	900	3	2.73%
Q3 Contracting	Construction	717	4	2.18%
Adams County 14 School District	School District	656	5	1.99%
Shamrock Foods	Food Logistics	629	6	1.91%
City of Commerce City	City Government	597	7	1.81%
FedEx Freight Inc.	Global Logistics	560	8	1.70%
Adams County	County Government	500	9	1.52%
Suncor Energy USA Inc.	Energy Production	448	10	1.36%
Total Principal Employers' Employees		9,700		29.47%
Other Employers' Employees		23,212		70.53%
Total Employers' Employees ²		32,912		100.00%
Employer	Product or Service	2016 ¹		
		Number of Employees	Rank	Percentage of Major City Employers
United Parcel Service	Parcel Delivery	2,700	1	9.16%
Shamrock Foods	Food Service Distribution	860	2	2.92%
FedEx Freight Inc.	Global Logistics	630	3	2.14%
FedEx Ground Package System Inc.	Global Logistics	600	4	2.04%
Suncor Energy USA Inc.	Energy Production	420	5	1.42%
Douglass Colony Group	Building Materials	400	6	1.36%
Old Dominion Freight Line Inc.	Global Logistics	370	7	1.26%
Waste Management Colorado Inc.	Waste Removal/Recycling	390	8	1.32%
Republic Services	Waste Removal/Recycling	270	9	0.92%
Walmart Stores Inc.	Retail	250	10	0.85%
Total Principal Employers' Employees		6,890		23.38%
Other Employers' Employees		22,585		76.62%
Total Employers' Employees		29,475		100.00%

Notes:¹ Information as submitted in prior year ACFR² Colorado Department of Labor and Employment**Data Source:**

Commerce City Economic Development Department

City of Commerce City, Colorado
Building Permits Issued for New Structures
Last Ten Calendar Years

Year	Single Family				Multi-Family			
	Number of Permits	% Change	Valuation	% Change	Number of Units	% Change	Valuation	% Change
2016	445	-15%	112,735,258	-15%	51	489%	\$ 9,154,600	378%
2017	542	22%	145,874,122	29%	288	465%	35,158,990	284%
2018	761	40%	193,426,739	33%	0	-100%	-	-100%
2019	630	-17%	184,444,241	-5%	0	0%	-	0%
2020	764	21%	226,369,070	23%	194	0%	39,473,116	0%
2021	840	10%	251,420,580	11%	328	100%	73,173,519	100%
2022	802	-5%	287,498,908	14%	50	-85%	5,784,192	-92%
2023	708	-12%	255,256,431	-11%	152	204%	35,095,390	507%
2024	627	-11%	239,702,524	-6%	0	-100%	-	-100%
2025	493	-21%	175,656,514	-27%	456	100%	73,739,728	100%

Year	Commercial/Industrial			
	Number of Permits	% Change	Valuation	% Change
2016	21	-16%	\$ 76,483,547	-60%
2017	72	243%	65,766,427	-14%
2018	87	21%	105,561,156	61%
2019	76	-13%	94,803,506	-10%
2020	59	-22%	49,239,070	-48%
2021	59	0%	72,029,988	46%
2022	55	-7%	97,868,030	36%
2023	23	-58%	98,395,944	1%
2024	16	-30%	56,506,435	-43%
2025	23	44%	88,019,711	56%

Data Source:

City Community Development Department

City of Commerce City, Colorado
City Employees by Function/Program (Unaudited) ¹
Last Ten Calendar Years

Function/program	For The Calendar Year Ended December 31,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Administration:										
Center for Innovation	-	-	-	-	-	-	2.00	2.00	3.00	-
City Clerk	4.00	2.00	4.00	4.00	5.00	4.00	4.00	5.00	5.00	6.00
City Manager	5.00	6.00	7.00	9.00	9.00	11.00	11.00	11.00	15.00	15.00
Communications	7.00	7.00	6.00	7.00	7.00	9.00	7.00	7.00	7.00	10.00
Community Well-Being	-	-	-	-	-	-	-	-	-	9.00
Economic Development	4.00	4.00	4.00	4.00	6.00	4.00	4.00	5.00	5.00	5.00
Energy, Equity and Environment	-	-	-	-	-	-	-	-	3.00	3.00
Legal	4.00	4.00	4.00	5.00	6.00	5.00	6.00	8.00	9.00	9.00
Legislative	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Municipal Court	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	7.00
Total Administration	38.00	37.00	39.00	43.00	47.00	47.00	48.00	53.00	62.00	73.00
Human Resources:										
Human Resources	6.00	7.00	7.00	6.00	9.00	10.00	10.00	11.00	13.00	13.00
Risk Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Total Human Resources	7.00	8.00	8.00	7.00	10.00	11.00	11.00	12.00	14.00	15.00
Finance:										
Financial Planning and Budgeting	3.00	3.00	3.00	4.00	3.00	3.00	4.00	5.00	5.00	7.00
Financial Services	8.00	8.00	8.00	7.00	8.00	9.00	8.00	10.00	11.00	11.00
Tax	8.00	9.00	10.00	11.00	11.00	13.00	11.00	14.00	13.00	13.00
Total Finance	19.00	20.00	21.00	22.00	22.00	25.00	23.00	29.00	29.00	31.00
Community Planning/Development:										
Administration	6.00	6.00	4.00	8.00	6.00	6.00	4.00	6.00	6.00	7.00
Community Planning	6.00	6.00	8.00	9.00	9.00	13.00	13.00	15.00	16.00	15.00
Building Safety	10.00	10.00	18.00	17.00	16.00	19.00	21.00	22.00	22.00	22.00
Well-Being	-	-	-	-	-	-	1.00	1.00	9.00	-
CDBG	2.00	2.00	2.00	2.00	2.00	3.00	1.00	1.00	1.00	1.00
Code Enforcement	7.00	7.00	7.00	8.00	7.00	9.00	8.00	10.00	10.00	10.00
Total Community Planning/Development	31.00	31.00	39.00	44.00	40.00	50.00	48.00	55.00	64.00	55.00
Public Safety:										
Administration	6.00	6.00	6.00	7.00	9.00	6.00	8.00	7.00	9.00	9.00
Investigation	37.00	36.00	53.00	43.00	43.00	60.00	64.00	61.00	65.00	66.00
Patrol	69.00	77.00	72.00	93.00	99.00	103.00	101.00	107.00	108.00	113.00
Emergency Mgmt	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Total Public Safety	113.00	120.00	132.00	144.00	152.00	170.00	174.00	176.00	183.00	190.00
Public Works:										
Administration	2.00	5.00	5.00	6.00	7.00	6.00	6.00	8.00	10.00	8.00
Parks Maintenance	17.00	18.00	18.00	21.00	19.00	20.00	28.00	26.00	33.00	33.00
Street & Traffic Maintenance	22.00	22.00	19.00	21.00	25.00	23.00	27.00	21.00	27.00	27.00
Engineering	9.00	10.00	6.00	11.00	15.00	17.00	20.00	31.00	19.00	19.00
Total Public Works	50.00	55.00	48.00	59.00	66.00	66.00	81.00	86.00	89.00	87.00
Parks & Recreation:										
Administration	12.00	12.00	13.00	13.00	6.00	6.00	7.00	14.00	16.00	16.00
Recreation Programs	15.00	21.00	28.00	20.00	32.00	34.00	35.00	43.00	40.00	41.00
Total Parks & Recreation	27.00	33.00	41.00	33.00	38.00	40.00	42.00	57.00	56.00	57.00
Facility Services:										
Administration	4.00	4.00	4.00	6.00	6.00	6.00	9.00	7.00	7.00	22.00
Fleet Management:										
Administration	6.00	5.00	4.00	4.00	6.00	6.00	7.00	7.00	7.00	6.00
Information Technology:										
Administration	12.00	16.00	18.00	19.00	23.00	22.00	26.00	30.00	32.00	36.00
Golf:										
Maintenance	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00	6.00	6.00
Operations	3.00	4.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00
Restaurant	2.00	2.00	2.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00
Total Golf	9.00	10.00	9.00	11.00	11.00	11.00	11.00	13.00	15.00	15.00
Total	316.00	339.00	363.00	392.00	421.00	454.00	480.00	525.00	558.00	587.00
Percentage Change From Prior Year	-10.9%	7.3%	7.1%	8.0%	7.4%	7.8%	5.7%	9.4%	6.3%	5.2%

Notes:

¹ Based upon the number of authorized positions.

Data Source:

2015 - 2023: City Payroll Expense by Function Report

City of Commerce City, Colorado
Operating Statistics by Function/Program
Calendar Years 2016 - 2025

Function/program	For The Calendar Year Ended December 31,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government:										
Job Applications Processed	5,855	4,340	3,993	5,217	4,440	3,302	4,047	5,502	4,764	7,698
Payroll Checks Issued	13,332	13,431	17,402	18,961	17,522	18,313	19,743	21,596	22,966	23,715
Invoices Processed	16,244	16,017	16,504	14,119	13,203	14,991	14,952	16,060	15,909	16,599
Accounts Payable Checks Issued	8,087	7,701	13,607	10,712	9,659	7,363	7,533	7,620	7,226	7,044
Court Business Conducted by Phone ¹	10,028	8,143	10,770	4,204	8,594	7,504	6,679	8,038	5,616	7,705
Court Business Conducted by Email ²	-	-	-	-	3,225	9,757	12,316	11,270	9,937	8,355
Sales/Use Tax Returns Mailed ³	25,545	25,345	23,150	-	-	-	-	-	-	-
Audits Performed	42	92	75	107	96	103	109	101	116	132
Community Planning and Development:										
Building Permit Applications	2,580	3,710	5,165	4,002	4,472	4,023	3,211	3,785	2,691	2,546
Inspections Requested	17,662	21,504	26,559	27,402	10,000	39,376	40,380	24,321	25,519	20,351
Planning Commission Applications	44	27	22	34	20	12	4	14	32	10
Police Protection:										
Calls and Complaints	82,244	83,550	87,433	97,051	115,041	86,516	81,419	87,459	84,447	88,520
Crime Rate Per 1,000 Population	91	91	100	77	77	94	-	-	-	-
Physical Arrests	4,776	1,598	1,119	1,368	2,343	1,474	1,094	1,319	1,207	1,132
Traffic Violations Filed	6,928	6,149	10,147	12,768	7,080	6,048	12,352	12,740	14,281	9,573
Parking Violations	1,327	1,053	1,485	2,848	5,707	5,574	3,868	3,866	4,467	4,308
Vehicles Towed	1,331	1,191	1,605	1,798	1,453	1,758	2,059	2,089	1,424	1,498
Public Works:										
Service Requests Received ⁴	1,177	2,393	1,068	3,311	2,799	1,591	2,040	-	-	-
Hours Spent on Traffic Maintenance	3,959	4,336	3,960	3,035	5,989	2,491	3,120	4,544	7,081	4,128
Hours Spent on Asphalt Maintenance	6,505	4,130	2,318	4,186	5,747	5,541	5,547	7,161	7,900	7,086
Hours Spent on Weed Maintenance	5,426	4,601	4,603	3,028	2,491	2,343	4,160	4,725	3,075	1,342
Contract Hours Spent on Mowing ⁵	-	-	-	-	-	-	-	788	3,808	3,120
Concrete Repairs (Linear Feet)	7,193	500	1,277	2,723	2,008	2,008	2,008	1,110	2,094	5,050
Concrete Repairs (Square Feet) ⁵	-	-	-	-	-	-	-	761	27,462	50,350
Parks, Recreation and Golf:										
Recreation Center Visits	146,560	128,273	183,079	308,449	72,697	191,865	312,633	430,001	465,919	479,415
Volunteer Hours	11,107	10,308	10,701	8,025	1,394	1,872	4,326	4,089	5,467	4,630
Park Rentals	900	1,760	1,011	592	41	338	305	304	392	231
Program Registrations	11,810	11,656	11,579	12,021	14,040	4,397	29,132	18,843	20,402	20,047

Notes:¹ Court Business Conducted by Phone in 2019 were only tracked January through April.² Court Business Conducted by Email tracking began in 2020.³ Switched to online filing in 2019.⁴ Service Requests Received no longer tracked after 2022.⁵ Contract Hours Spent on Mowing and Concrete Repairs (Square Feet) tracking began in 2023.**Data Source :**

Various City departments and budgets

City of Commerce City, Colorado
Capital Asset Statistics by Function/Program
Last Ten Calendar Years

	For The Calendar Year Ended December 31,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Area in Square Miles	35.32	35.49	35.54	35.79	36.13	36.18	36.30	36.33	36.39	37.34
Miles of Streets	258	274	281	281	281	272	279	281	300	304
Culture and Recreation:										
Recreation Centers	1	1	2	2	2	2	2	2	2	2
Parks	19	19	19	19	19	19	19	19	19	20
Park Acreage	150	150	150	150	150	150	150	150	150	153
Swimming Pools	2	2	3	3	3	3	3	3	3	3
Skateboard Park	2	2	2	2	2	3	3	3	3	3
Basketball Courts	9	9	9	9	9	9	9	9	9	9
Golf Courses	1	1	1	1	1	1	1	1	1	1
Nine-Hole Disc Golf Course	-	-	-	-	-	-	-	1	1	1
Fitness Court	-	-	-	-	-	-	-	-	1	1
Trails:										
On Street Miles	8	11	25	25	25	25	25	25	25	25
Off Street Miles	24	24	24	24	24	24	24	24	24	24
Futsal Court	1	1	1	1	1	1	1	1	1	1
Sprayground	1	1	1	1	1	1	1	1	1	1
Police Protection:										
Number of Stations	2	2	2	2	2	2	2	2	2	2
Number of Patrol Units ¹	42	90	60	99	115	114	116	125	102	123

Notes:

¹ Beginning 2024, Number of Patrol Units no longer includes Trailers, VMS Boards, UTV Equipment, or other similar equipment.

Data Source:

Various City departments

2025



COMPLIANCE SECTION

ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

2025

COMPLIANCE SECTION



ANNUAL COMPREHENSIVE **FINANCIAL** REPORT

For the year ended December 31, 2025

City of Commerce City, Colorado

Federal Awards Supplemental Information December 31, 2025

Independent Auditor's Reports

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance	1
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	2-3
Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance	4-6

Schedule of Expenditures of Federal Awards	7
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Notes to Schedule of Expenditures of Federal Awards	8
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Schedule of Findings and Questioned Costs	9-10
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Plante & Moran, PLLC

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Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

We have audited the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Commerce City, Colorado (the "City") as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated May 20, 2026, which contained an unmodified opinion on the financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. We have not performed any procedures with respect to the audited financial statements subsequent to May 20, 2026.

The accompanying schedule of expenditures of federal awards is presented for the purpose of additional analysis, as required by the Uniform Guidance, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Plante & Moran, PLLC

May 20, 2026

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of
Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

To Management, the Honorable Mayor, and
Members of the City Council
City of Commerce City, Colorado

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Commerce City, Colorado (the "City") as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 20, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

To Management, the Honorable Mayor, and
Members of the City Council
City of Commerce City, Colorado

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Plante & Moran, PLLC

May 20, 2026

Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance
Required by the Uniform Guidance

Independent Auditor's Report

Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Commerce City, Colorado's (the "City") compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended December 31, 2025. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal program.

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

To the Honorable Mayor and
Members of the City Council
City of Commerce City, Colorado

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Plante & Moran, PLLC

May 20, 2026

Schedule of Expenditures of Federal Awards

Year Ended December 31, 2025

Federal Agency/Pass-through Agency/Program Title	Assistance Listing Number	Pass-through Entity Identifying Number/Grant Number	Total Amount Provided to Subrecipients	Federal Expenditures
U.S. DEPARTMENT OF THE TREASURY				
Direct Program:				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027		\$ -	\$ 4,259,563
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027		-	14,953
Pass-through Colorado Department of Transportation - COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	-	134,633
Pass-through Adams County - COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	-	31,548
Total U.S. Department of the Treasury			-	4,440,697
U.S. DEPARTMENT OF JUSTICE				
Direct Program:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-23GG-06048-JAGX	-	15,784
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-23-GG-00005-BSCI	-	38,693
Bulletproof Vest Partnership Program	16.607		-	16,250
Total U.S. Department of Justice			-	70,727
U.S. DEPARTMENT OF TRANSPORTATION				
Direct Program:				
Federal Railroad Administration - Consolidated Rail Infrastructure and Safety Improvements Grant	20.325	69A36524421320CRSCO	-	152,208
Federal Highway Administration - Safe Streets and Roads for All	20.939	15X0173E50	-	26,716
Pass-through Colorado Department of Transportation: Highway Safety Cluster - State and Community Highway Safety	20.600	N/A	-	2,625
Highway Planning and Construction	20.205	21-HA1-XC-03176	-	5,451,179
Highway Planning and Construction	20.205	21-HA1-XC-00032	-	71,320
Highway Planning and Construction	20.205	21-HA1-XC-00077	-	152,994
Highway Planning and Construction	20.205	21-HA1-XC-03087	-	760,000
Total Highway Planning and Construction			-	6,435,493
Total U.S. Department of Transportation			-	6,617,042
U.S. ENVIRONMENTAL PROTECTION AGENCY				
Pass-through Adams County Health Department - Surveys, Studies, Research, Investigations, Demonstrations, and Special Purpose Activities Relating to the Clean Air Act Grant	66.034	00114500	-	1,000
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				
Direct Program:				
CDBG - Entitlement Grants Cluster - Community Development Block Grants/Entitlement Grants	14.218	B-20-MW-08-0016	-	13,722
CDBG - Entitlement Grants Cluster - Community Development Block Grants/Entitlement Grants	14.218	B-21-MC-08-0016	22,359	258,014
Total Community Development Block Grants / Entitlement Grants				271,736
Total U.S. Department of Housing and Urban Development			22,359	271,736
Total expenditures of federal awards			\$ 22,359	\$ 11,401,202

Notes to Schedule of Expenditures of Federal Awards

Year Ended December 31, 2025

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of City of Commerce City, Colorado (the "City") under programs of the federal government for the year ended December 31, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the same basis of accounting as the basic financial statements. Such expenditures are recognized following the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. The pass-through entity identifying numbers are presented where available.

The City has elected not to use the 10 percent *de minimis* indirect cost rate to recover indirect costs, as allowed under the Uniform Guidance.

Schedule of Findings and Questioned Costs

Schedule of Findings and Questioned Costs

Year Ended December 31, 2025

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? Yes X None reported

Noncompliance material to financial statements noted? Yes X None reported

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? Yes X None reported

Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)? Yes X No

Identification of major programs:

Assistance Listing Number	Name of Federal Program or Cluster	Opinion
20.205	Highway Planning and Construction	Unmodified

Dollar threshold used to distinguish between type A and type B programs: \$1,000,000

Auditee qualified as low-risk auditee? Yes X No

Section II - Financial Statement Audit Findings

Reference Number	Finding
Current Year	None

Section III - Federal Program Audit Findings

Reference Number	Finding	Questioned Costs
Current Year	None	

The public report burden for this information collection is estimated to average 380 hours annually.

LOCAL HIGHWAY FINANCE REPORT	City or County: City YEAR ENDING : December 2025
This Information From The Records Of (example - City of _ or County of _): City of Commerce City	Prepared By: Matt Hauther Phone: (303) 289-3721

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	29,842,044
3. Other local imposts (from page 2)	7,107,674
4. Miscellaneous local receipts (from page 2)	35,183,001
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	0
7. Total (1 through 6)	72,132,719
B. Private Contributions	
C. Receipts from State government (from page 2)	2,814,661
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	74,947,380

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	33,014,151
2. Maintenance:	3,843,537
3. Road and street services:	
a. Traffic control operations	5,766,577
b. Snow and ice removal	0
c. Other	
d. Total (a. through c.)	5,766,577
4. General administration & miscellaneous	2,481,071
5. Highway law enforcement and safety	20,595,592
6. Total (1 through 5)	65,700,928
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	4,131,991
b. Redemption	5,114,461
c. Total (a. + b.)	9,246,452
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	9,246,452
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total disbursements (A.6 + B.3 + C + D)	74,947,381

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	82,304,839	0	5,114,461	77,190,378
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		74,947,381	74,947,381		0

Notes and Comments:



For additional information, visit c3gov.com/FinancialReports.