



2025

4th Quarter Financial Report

GENERAL FUND

Overview

As the City's primary operating fund, General Fund resources provide for the City's key services including General Administration, Human Resources, Finance, Community Development, Public Safety, Public Works, and Parks, Recreation & Golf (PRG). General Funds also cover the cost of repaying Certificates of Participation (COP) obligations and interfund transfers to support capital improvement projects and debt service payments related to the City's sales & use tax revenue bonds. The table below provides a comparison of budgeted revenues and expenditures to actual amounts.

Key Take Aways: Revenues in the General Fund exceeded the projected budgeted amounts. License and Permit revenue is trending higher than budgeted due to a building permit issued for a large one time construction project. Charges for Services revenue is also trending ahead of budget due to higher than expected Plan Check and Zoning Board fees in Community Development as well as higher than expected programmatic revenues from the recreation centers in PRG. Investment earnings were budgeted at a conservative level and are trending higher than anticipated.

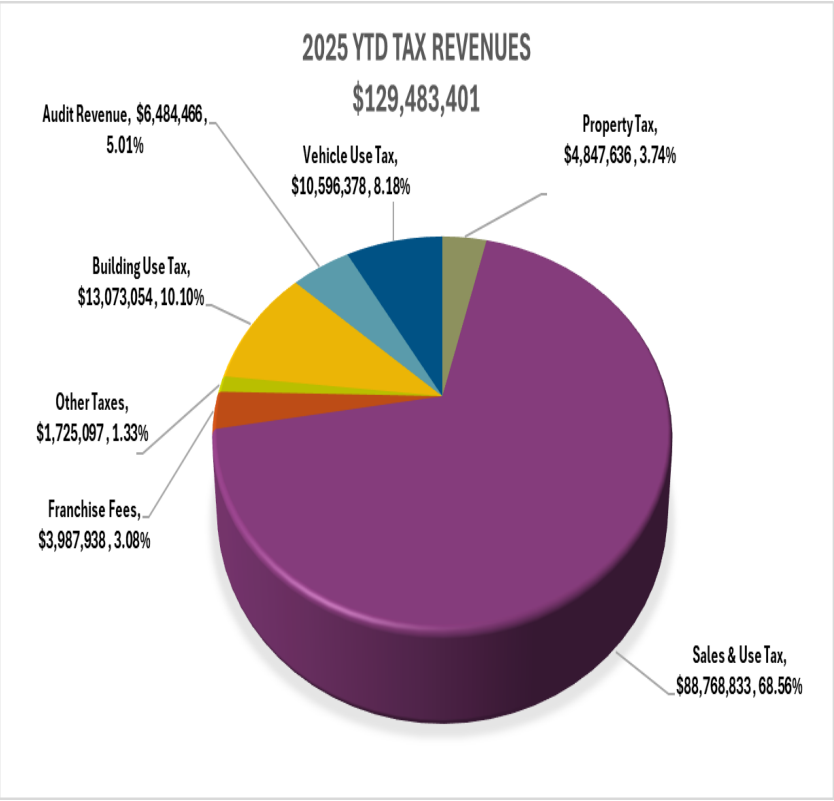
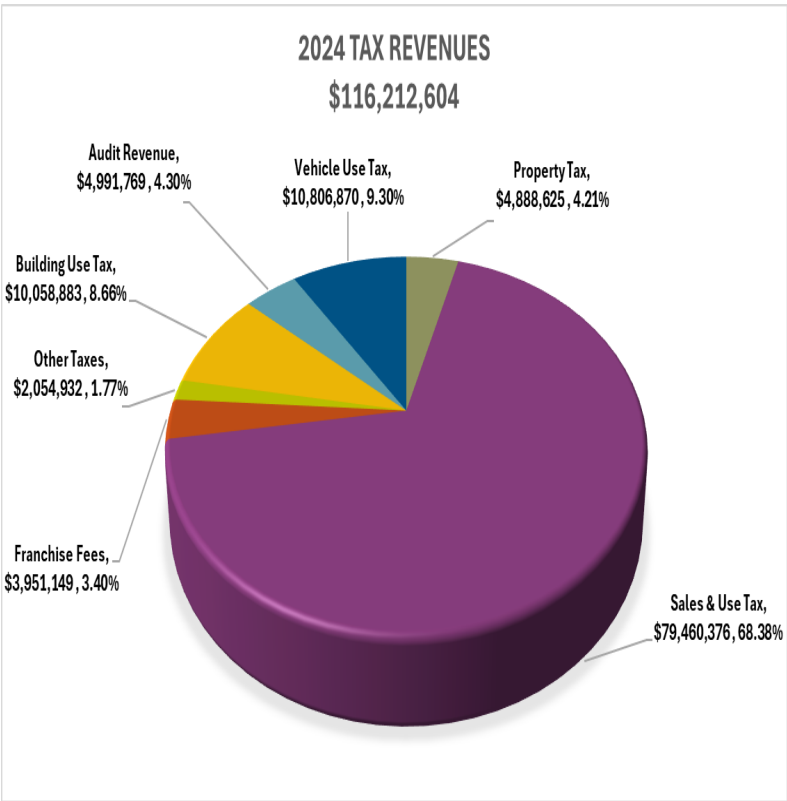
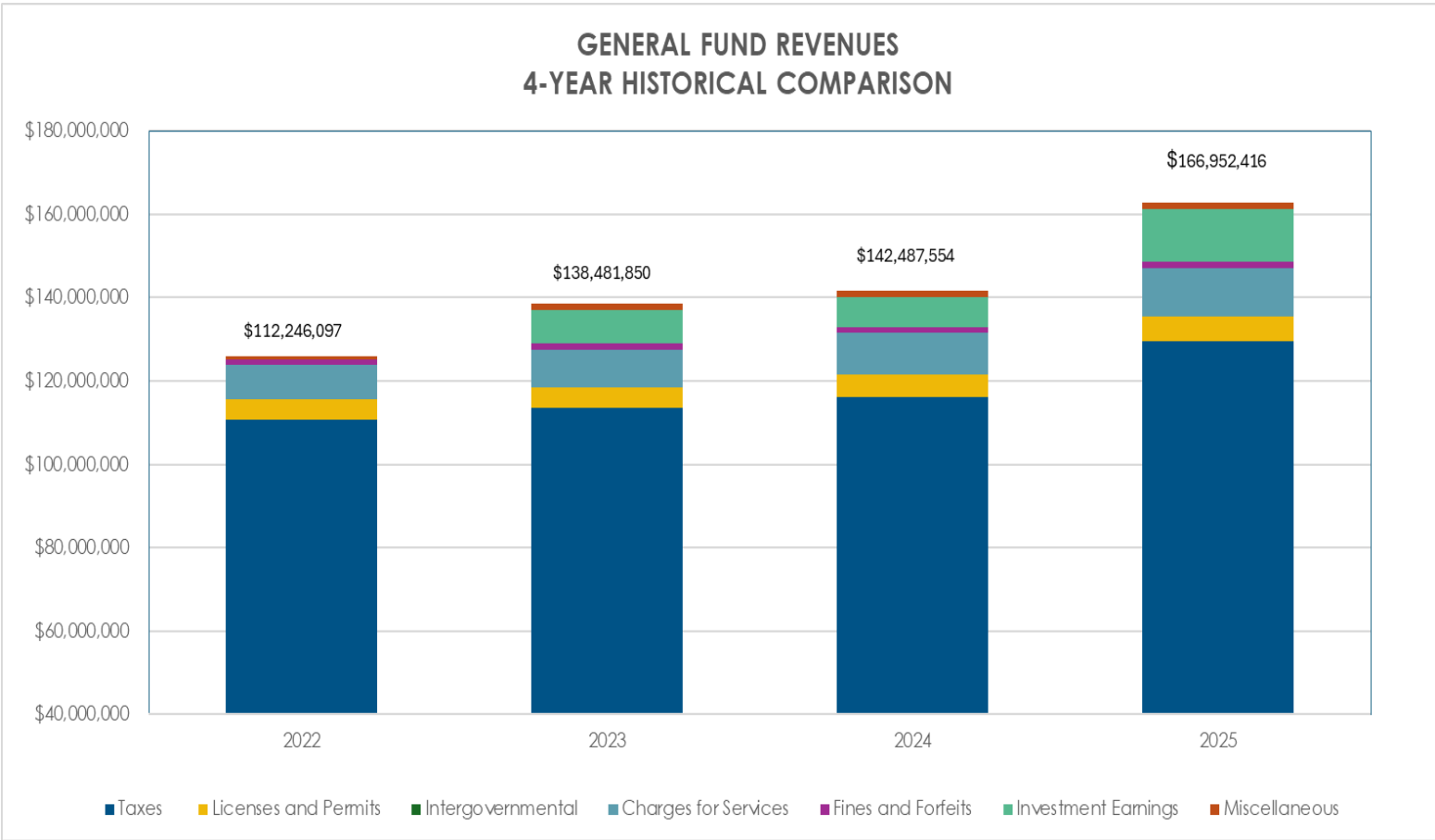
General Fund	2025 Amended Budget	Preliminary Actuals through 12/31/2025	Actuals as % of Budget	Comparison to prior year 12/31/2024
Beginning Fund Balance	\$ 107,972,341	\$ 107,972,341		\$ 103,782,887
Revenues				
Taxes	\$ 117,471,658	\$ 129,483,401	110.2%	\$ 116,212,604
Licenses and Permits	4,726,182	5,936,594	125.6%	5,249,922
Intergovernmental	7,632,828	4,370,078	57.3%	854,329
Charges for Services	7,953,634	11,569,140	145.5%	10,068,063
Fines and Forfeitures	1,361,909	1,454,302	106.8%	1,174,556
Investment Earnings	1,500,000	12,713,001	847.5%	7,208,637
Miscellaneous	844,902	1,425,900	168.8%	1,719,443
Total Revenues	\$ 141,491,114	\$ 166,952,416	118.0%	\$ 142,487,554
Expenditures				
General Administration	\$ 16,382,809	\$ 13,279,350	81.2%	\$ 10,684,161
Human Resources	3,262,084	3,166,803	97.1%	2,639,640
Finance	9,995,641	8,443,629	84.5%	7,868,752
Community Development	13,365,979	8,973,411	67.1%	8,277,451
Public Safety	37,464,121	37,176,526	99.2%	32,545,294
Public Works	23,765,902	22,884,695	96.3%	22,794,209
Parks, Recreation & Golf	20,546,337	21,115,696	102.8%	20,204,490
Debt Service (COP Payments)	1,839,676	1,839,676	99.9%	5,959,280
Total Expenditures	\$ 126,622,550	\$ 116,897,787	92.3%	\$ 110,973,277
Income/(Loss)	\$ 14,868,564	\$ 50,054,629		\$ 31,514,277
Other Financing Sources (Uses)				
Transfers In	\$ -	\$ -	0.0%	\$ 4,079,069
Transfers Out	(42,793,924)	(42,793,924)	100.0%	(31,403,892)
Total Other Financing Sources (Uses)	\$ (42,793,924)	\$ (42,793,924)	100.0%	\$ (27,324,823)
Ending Fund Balance	\$ 80,046,981	\$ 115,233,046		\$ 107,972,341
Nonspendable, Restricted & Assigned Fund Balances				
Nonspendable	\$ (275,198)	\$ (275,198)	0.0%	\$ (275,198)
Restricted	(14,101,930)	(14,101,930)	100.0%	(14,101,930)
Assigned	(37,403,005)	(37,403,005)	100.0%	(37,403,005)
Ending Unassigned Fund Balance	\$ 28,266,848	\$ 63,452,913		\$ 56,192,208

- Nonspendable fund balance includes amounts for inventories, prepaid items, and long-term receivables.
- Restricted fund balance includes reserve amounts for the TABOR 3% emergency reserve and 2k capital outlay and operations.
- Assigned fund balance includes reserves for operating, safeguard, the defined contribution plan, Parks, Recreation & Golf equipment, and the employee assisted housing program.

GENERAL FUND REVENUES

Revenue

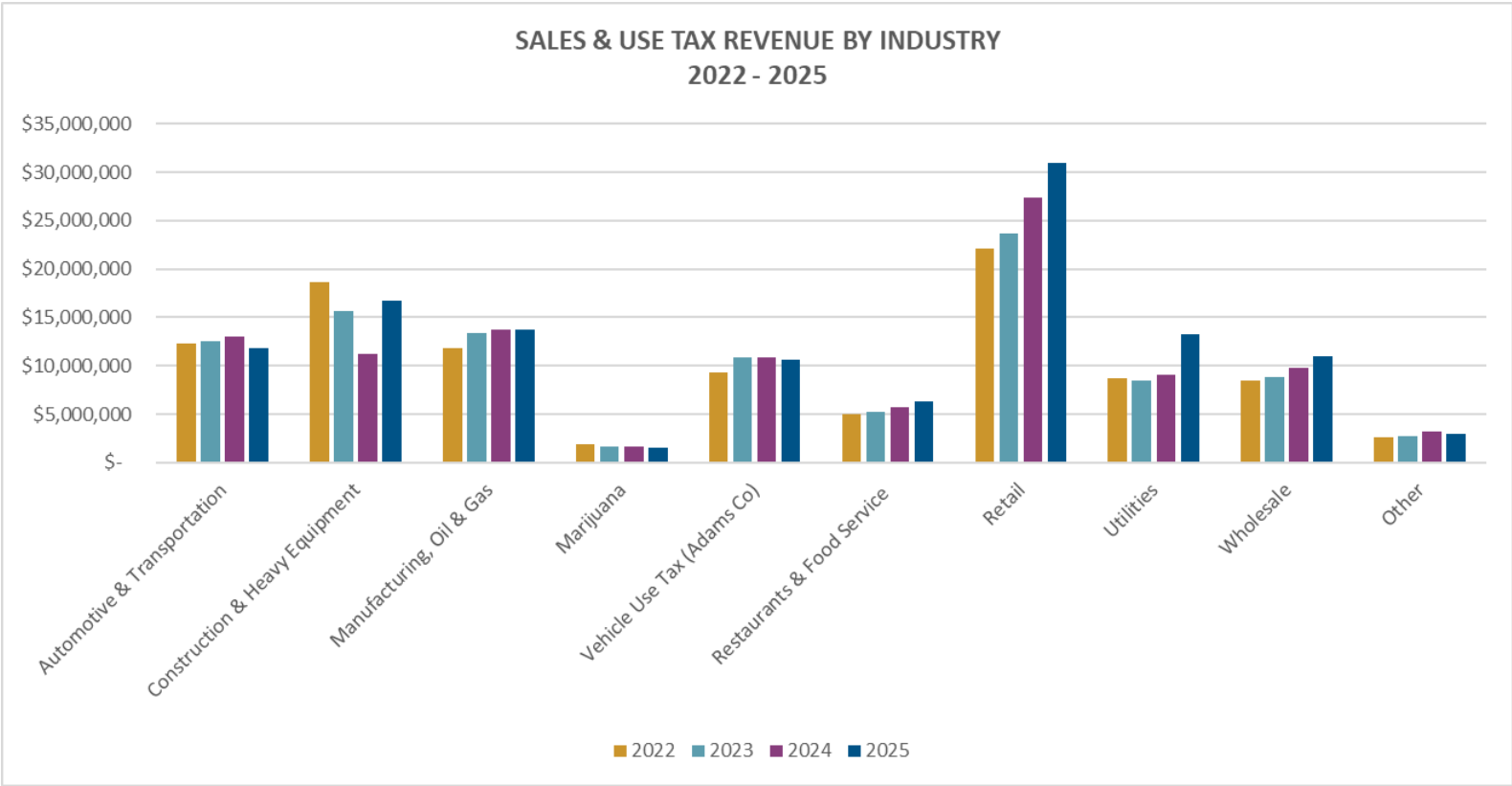
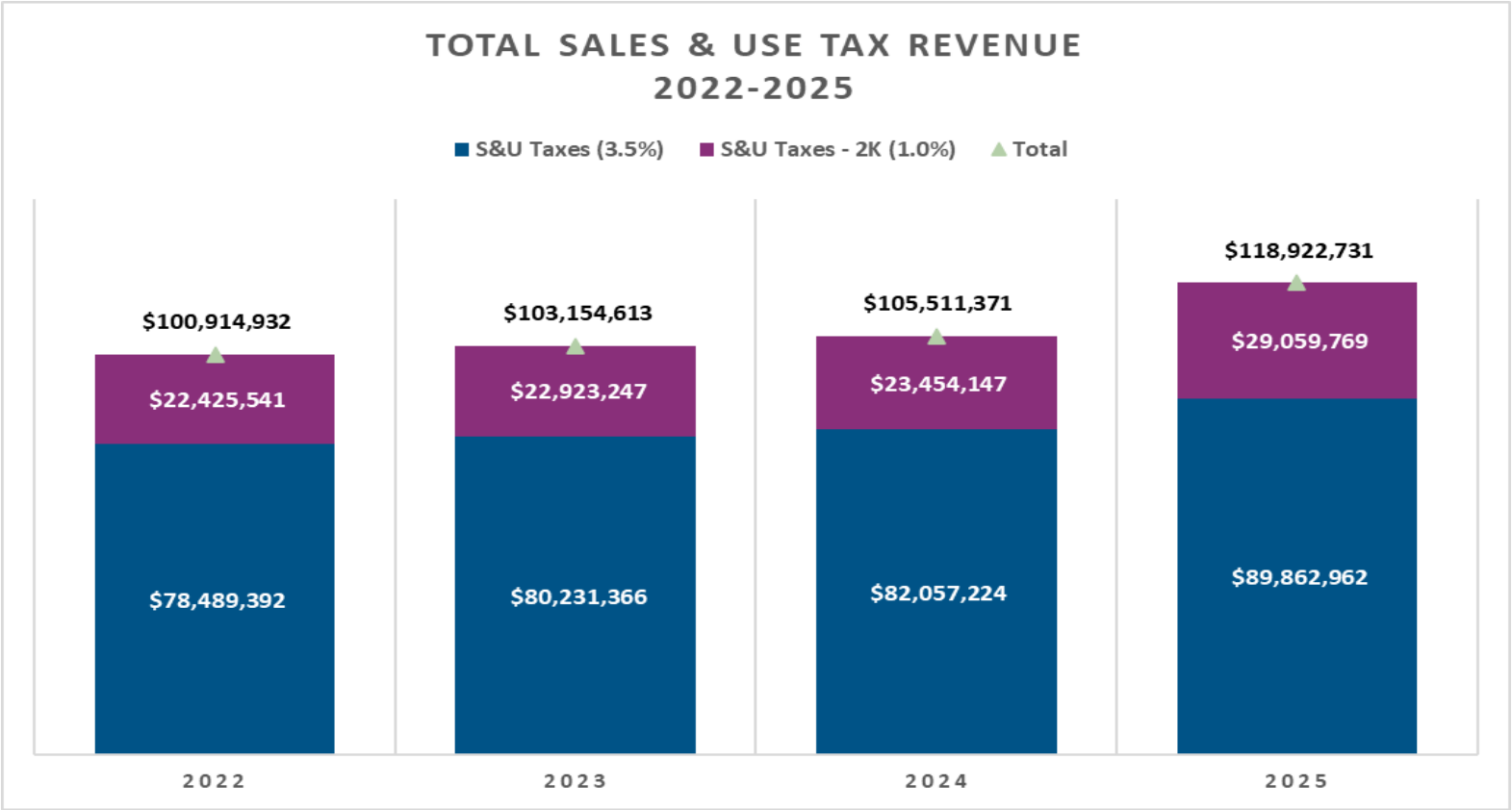
- ➡ General Fund revenues increased from year end 2024 to year end 2025 by 17.2%. Investment Earnings is higher than budgeted and \$5,504,364(76.4%) higher in 2025 compared to 2024. This change is largely due to a book adjustment is made to record the City's investment portfolio to market value.
- ➡ The majority of the General Fund revenue increase from 2024 to 2025 is due to increased Sales & Use Tax revenues (12.61%).
- ➡ Intergovernmental revenues increased by \$3,515,749 in 2025. This is due to increased spending of ARPA grant revenues.



GENERAL FUND REVENUES

Sales/Use Tax

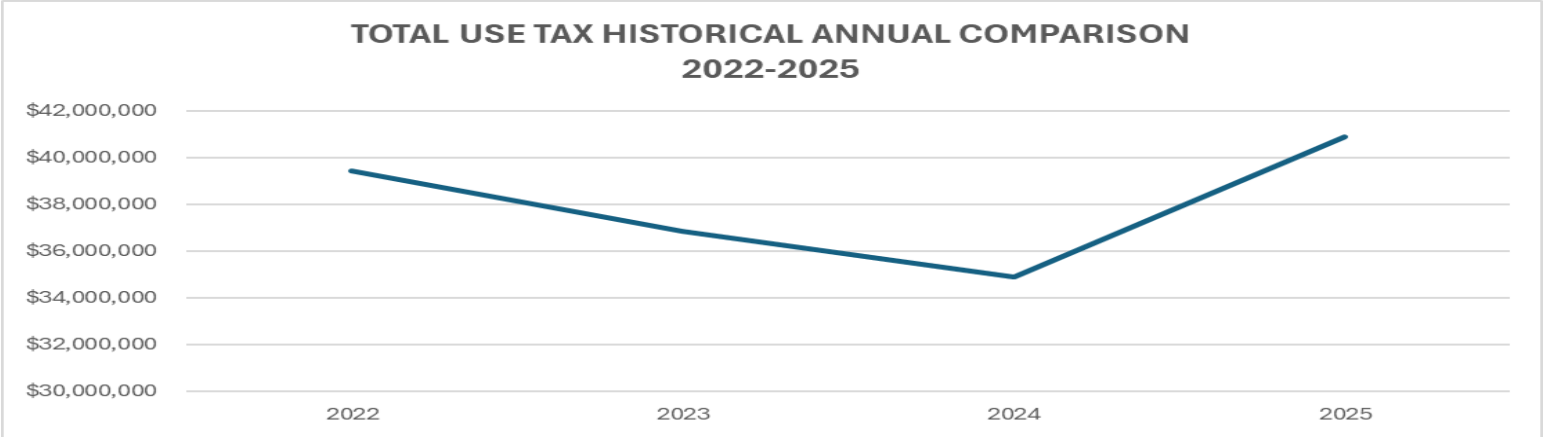
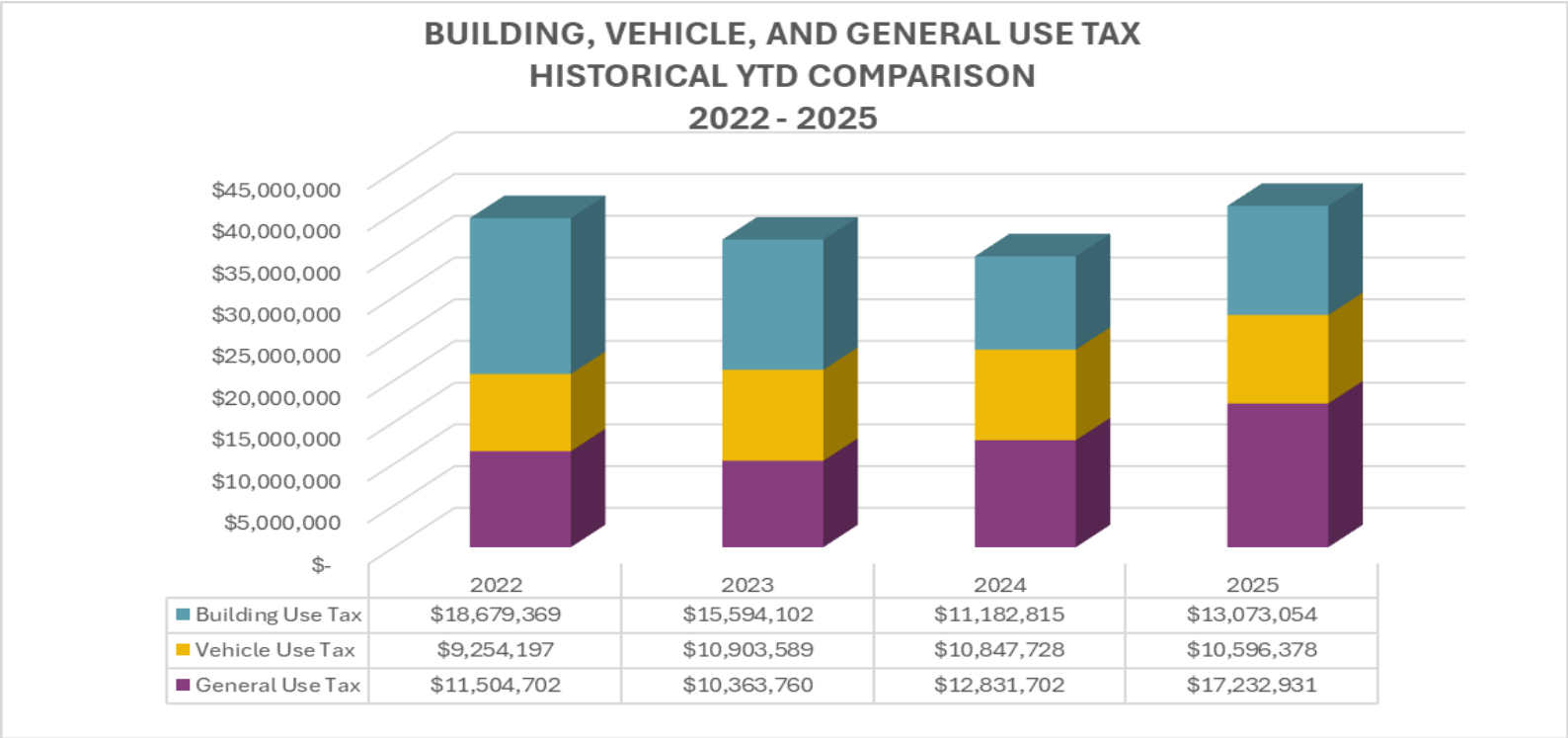
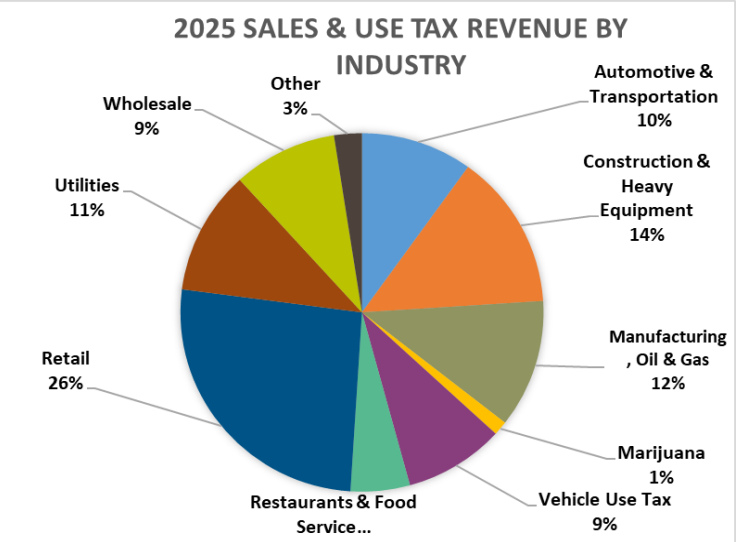
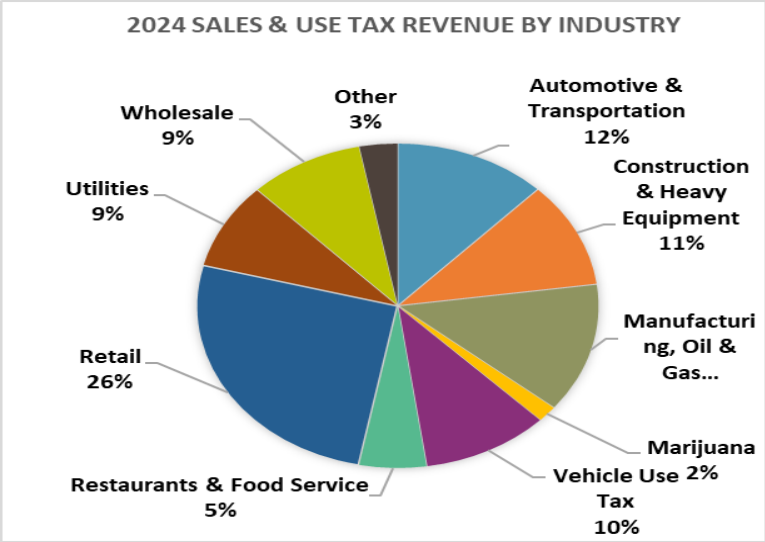
- ➡ Sales & Use Tax is 12.71% higher in 2025 compared to 2024. This large increase is primarily due to two large use tax payments received for a large construction projects in the city plus increases in sales tax from remote sellers and internet sales.
- ➡ Marijuana tax, which is included in "Other Taxes" decreased 16.43% from year-end 2024



GENERAL FUND REVENUES

Sales/Use Tax

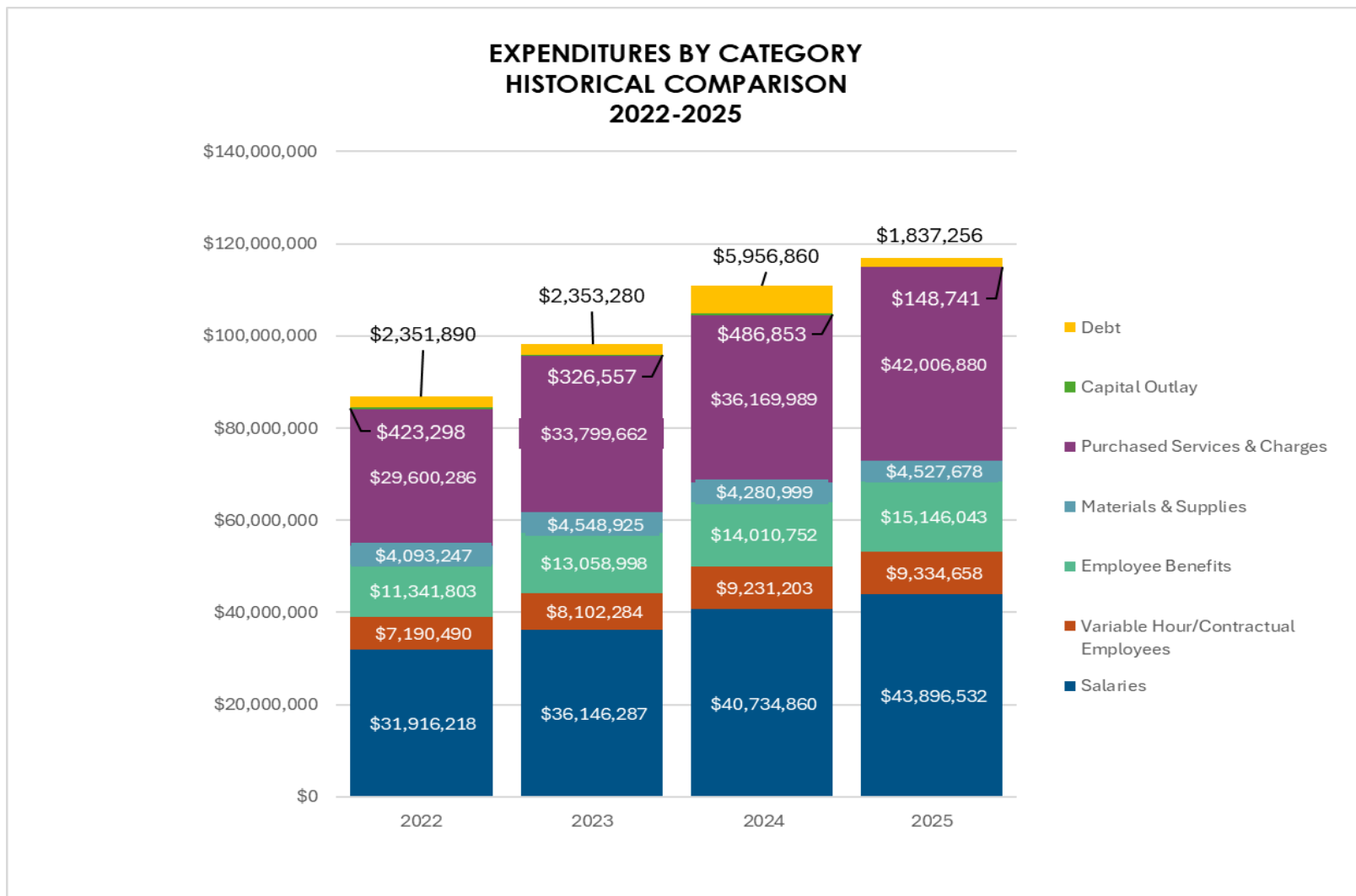
- ➡ Building Use Tax increased 16.9% from 2024 to 2025. This is due to one large construction factory modernization project and one 366 unit multi-family project. Building Use Tax is generally paid at the time a building permit is issued.
- ➡ Vehicle Use Tax decreased slightly at 2.3% compared to year end 2024
- ➡ General Use Tax increased by 34.3% in 2025 compared to 2024.



GENERAL FUND EXPENDITURES

Expenditures

- ➡ General Fund expenditures are broken down into six major categories. These are:
 - Salaries for full-time staff
 - Salaries for part-time staff and contract workers
 - Employee Benefits
 - Materials & Supplies
 - Purchased Services & Charges
 - Capital Outlay
 - Debt Service
- ➡ Overall expenditures increased \$5,924,510 (5.34%) from 2024 to 2025. General Fund expenditures are \$9,724,762 (8.32%) less than budgeted.
- ➡ The largest increase from 2024 to 2025, was in Purchased Services and Charges. This category increased \$5,836,891 or 16.1%. This increase was mostly due to increased spending in 2025 related to the citywide computer allocation, outside services general, outside services ARPA and property casualty insurance deductible/claims.



CAPITAL PROJECT FUND

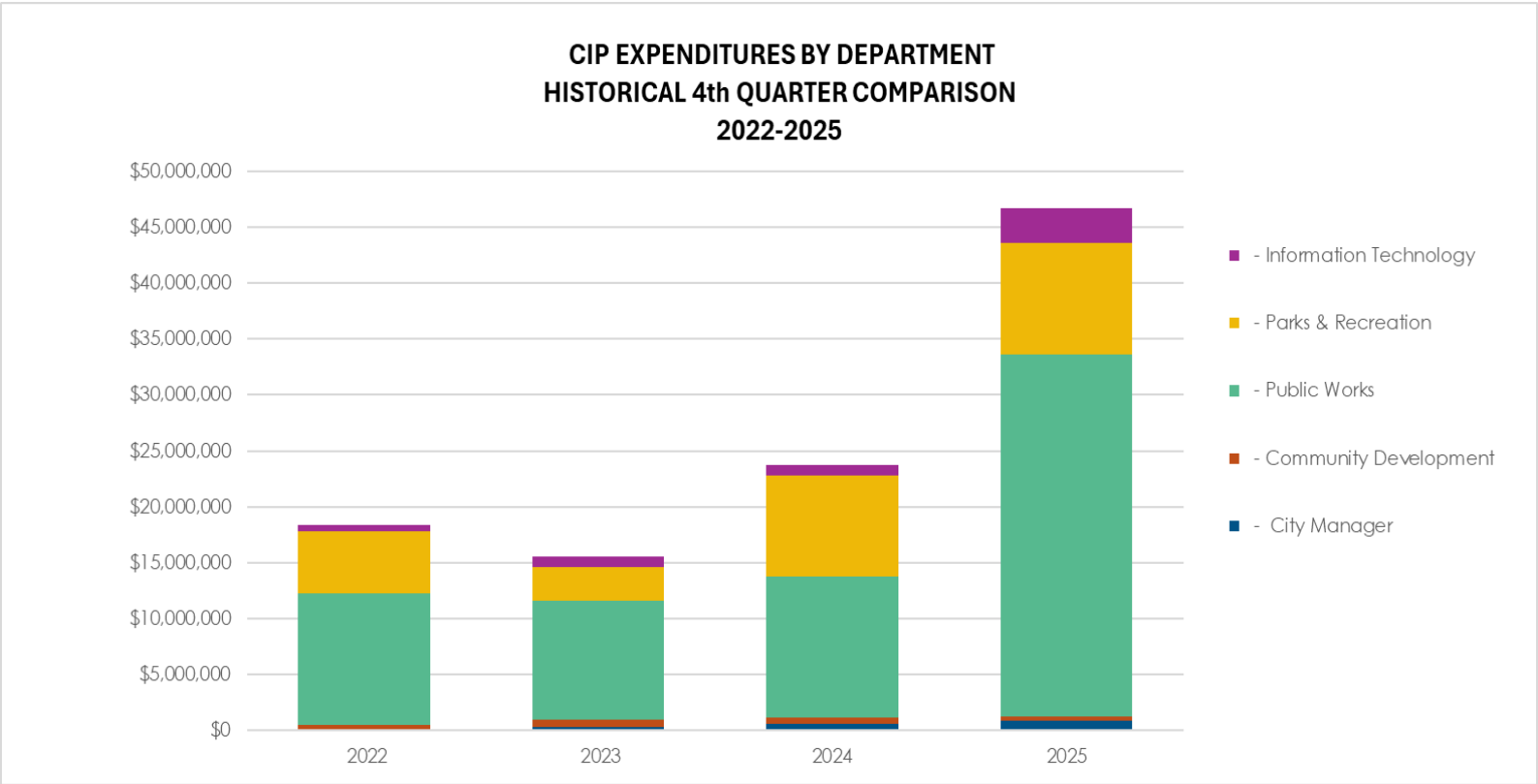
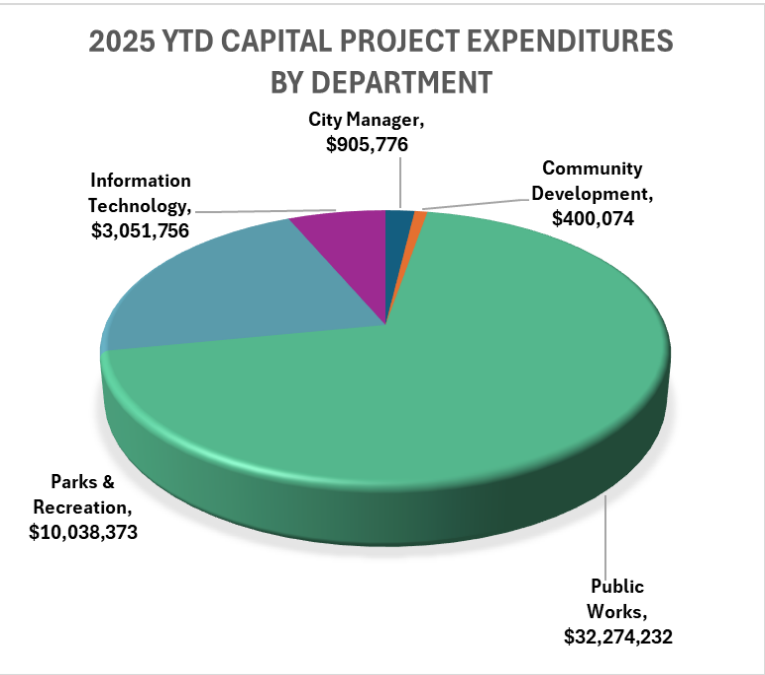
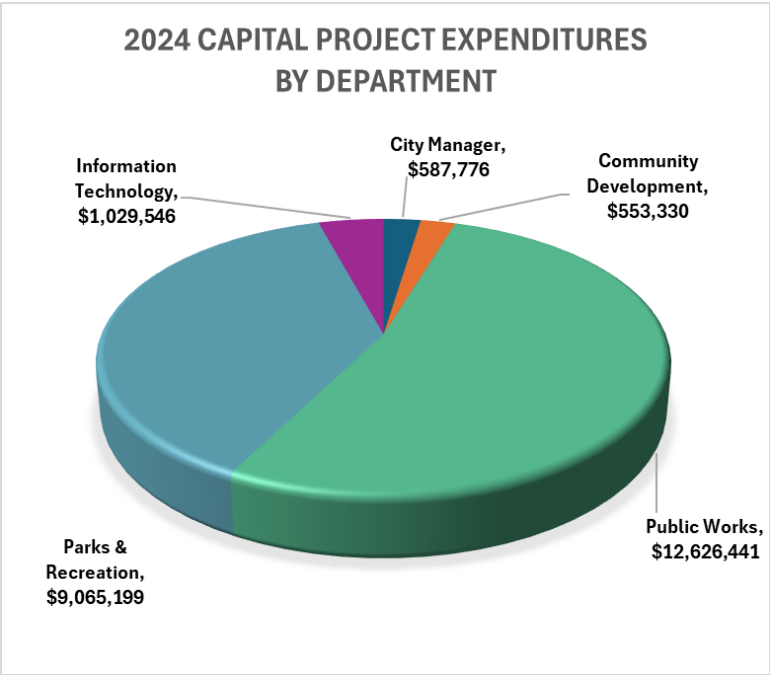
Overview

Commerce City continues to be one of Colorado's fastest-growing communities. As a result, the demand for superior transportation, recreation, and lifestyle is high. In order to meet the demand for these services, the City must continuously invest in capital maintenance and improvement efforts. As such, the purpose of Commerce City's Capital Investment Program (CIP) is to systematically guide capital expenditures that provide budget predictability while maintaining and improving public infrastructure. The following table provides a comparison of budgeted revenues and expenditures to actual amounts.

CIP Fund	2025 Amended Budget	Preliminary Actuals through 12/31/2025	Actuals as % of Budget	Comparison to prior year 12/31/2024
Beginning Fund Balance	\$ 153,905,284	\$ 153,905,284		\$ 139,340,437
Revenues				
Highway Users Taxes	\$ 2,150,645	\$ 2,569,857	119.5%	\$ 2,502,880
Charges for Services	28,456	31,904	112.1%	31,084
Intergovernmental	50,514,365	9,898,371	19.6%	8,567,119
Miscellaneous	38,000	300,000	789.5%	1,325,213
Investment Earnings	-	1,876,614	n/a	2,533,822
Total Revenues	\$ 52,731,466	\$ 14,676,747	27.8%	\$ 14,960,118
Expenditures				
Capital Outlay				
Projects - City Manager	\$ 1,982,428	\$ 905,776	45.7%	\$ 587,776
Projects - Community Development	1,755,607	400,074	22.8%	553,330
Projects - Public Works	178,077,426	32,950,025	18.1%	12,626,441
Projects - Parks & Recreation	41,321,452	10,038,373	24.3%	9,065,199
Projects - Information Technology	7,913,885	2,356,400	38.6%	917,786
Total Expenditures	\$ 231,050,797	\$ 46,670,211	20.2%	\$ 23,750,533
Income/(Loss)	\$ (178,319,331)	\$ (31,993,464)		\$ (8,790,415)
Other Financing Sources (Uses)				
Transfers In	\$ 33,765,483	\$ 33,765,483	100.0%	\$ 23,355,262
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	\$ 33,765,483	\$ 33,765,483	100.0%	\$ 23,355,262
Ending Fund Balance	\$ 9,351,436	\$ 155,677,303		\$ 153,905,284
Nonspendable, Restricted & Assigned Fund Balances				
Nonspendable	\$ -	\$ (111,760)	n/a	\$ (111,760)
Restricted	-	(42,185,725)	n/a	(42,185,725)
Assigned	-	\$ (111,607,799)	n/a	\$ (111,607,799)
Ending Unassigned Fund Balance	\$ 9,351,436	\$ 1,772,019	n/a	\$ (0)

- The amended budget for Public Works Projects includes funds appropriated for CDOT federal passthrough grants for the Chambers Road Widening, Highway 2 Median, and 88th Ave Widening projects.
- The large budgeted net loss (revenues over expenditures) appears strange due to CIP projects appropriated in prior years, therefore carried forward and utilizing beginning fund balance.
- Spending on capital projects has increased in 2025. A large portion of this is spending on the 2KCinderella projects as staff work to complete projects.
- Nonspendable fund balance includes amounts for prepaid items.
- Restricted fund balance includes reserve amounts for the TABOR 3% emergency reserve.
- Assigned fund balance includes additional reserves for capital projects.

CAPITAL PROJECT FUND



Project Updates:

There were two major projects in the Information Technology category. These projects were Network Infrastructure Hardware Refresh which is ongoing and part of our IT strategy to replace aging network infrastructure hardware with new modern and secure devices and systems. The second project was Records Management System - AXON which is in progress with implementation planned to be complete in March 2026.

In the Parks and Recreation category, there were three major projects in 2025. They were; CALU Park, Paradise Island Repairs/Spray Garden, and PRG Preservation. The CALU Park project is an approximately 2 acre pocket park south of 96th Ave between Buffalo Highlands and the Rocky Mountain Arsenal National Wildlife Refuge. The park features a playground, overlook plaza, restrooms, picnic area, educational garden, interpretive signage and public art honoring the Indigenous tribes historically in this region. The Paradise Island project included demolition of the existing spray ground and installation of a new spray ground. The project also included leak repair around the park. The PRG Preservation project included several repair/replacement projects in 2025. Some of these replacements included the Freedom Park playground, Fairfax Park playground and resurfacing of basketball surface, and replacement of River Run playground.

CAPITAL PROJECT FUND

Project Updates Continued:

The following are updates for current Public Works CIP projects:

E. 96th Avenue Widening (Chambers Road to Tower Road):

Construction of the Second Creek Bridge has been completed, advancing the overall corridor widening

E. 56th Avenue Reconstruction (Brighton Boulevard to Vasquez Boulevard)

Engineering design reached the 90% milestone and right-of-way acquisition has begun.

88th Avenue Widening – Segment A

The first lift of asphalt paving, including widened south eastbound lanes, has been completed. Concrete curb and gutter installation is also complete.

Chambers Road Widening

Design is nearing completion with final comments being incorporated. Public outreach is underway regarding trail detours and expected golf course impacts.

Heartland Drive Traffic Signal

The 90% design package is currently under City review.

Potomac Street Bridge

Construction is complete and the roadway reopened on October 10, 2025.

Highway 2 Median Improvements

Project design has been completed.

120th Avenue / US 85 Interchange

Preliminary design and environmental clearance work initiated with partnering agencies including UPRR, FRA, CDOT, Brighton, and Adams County.

68th Avenue Improvements

Project design activities have commenced.

72nd Place & Monaco Street Intersection Improvements

Design is complete and a construction contractor has been procured.

105th Avenue & Chambers Road – Span Wire Traffic Signal

Design is complete and a construction contractor has been procured, with work scheduled to begin in Q1 2026.

117th Avenue & Chambers Road Traffic Signal

The 90% design package is completed

Sycamore Street Drainage Improvements

Construction and street reconstruction were completed in November 2025.

2026 Pavement Maintenance Program

Citywide PCI update has been completed to support development of the 2026 maintenance plan.