

EASTPARK 70 METROPOLITAN DISTRICT

2026 Budget Message

Introduction

The District was formed in November 2004 for the primary purpose of financing the construction of certain infrastructure including street and drainage improvements, safety protection, water, sanitary sewer and landscaping improvements. These improvements have been dedicated to the City of Aurora, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2026 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2026 fiscal year based on available revenues. This budget provides for the general operation of the District, debt service and participation in regional improvements as a member of the Aurora Regional Transportation Authority.

The District's 2025 assessed value is \$48,811,440, a decrease from \$48,856,680 in the prior year. The District's certified mill levy will be 25.074 mills for taxes to be collected in fiscal year 2026, with 1.500 mills certified in the General Fund, 22.500 mills certified in the Debt Service Fund and an additional 1.074 mills certified in the Debt Service Fund designated to the Aurora Regional Transportation Authority ("ARTA").

Budgetary Basis of Accounting

The District uses Fund accounting to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. The General Fund's primary source of revenue is from property tax collections.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. The Debt Service Fund's primary source of revenue is from property and specific ownership tax collections. The

District satisfies its annual ARTA obligation through the Debt Service Fund. Starting in 2010, the District has been unable to make full principal and interest payments on the Series 2005 Bonds. As of December 31, 2025, Unpaid Interest equals \$12,591,832. Due to compounding, actual interest due is subject to review by Bond Counsel. Unpaid Principal as of that same date was \$6,545,000 as per the Bond Schedule.

Property Tax Revenue Growth Limitation (5.25%)

Pursuant to SB24-233 and HB24B-1001, beginning with the 2026 budget year, the District is subject to a statutory 5.25% Property Tax Revenue Growth Limitation. This limitation restricts annual growth in the District's qualified property tax revenue, which excludes revenue attributable to voter-approved debt service, new construction, changes in valuation due to law, and other statutorily excluded categories. The District has evaluated this limitation and prepared the budget in compliance with the allowable revenue growth. Debt service mill levies are excluded from the 5.25% limitation and continue to be levied as necessary to meet bond obligations.

Emergency Reserve

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

EASTPARK 70 METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 51,991,070	\$ 48,856,680	\$ 48,811,440
Mill Levy			
General Fund	1.500	1.500	1.500
Debt Service Fund	22.500	22.500	22.500
Aurora Regional Transportation	1.000	1.000	1.074
Total Mill Levy	25.000	25.000	25.074
Property Taxes			
General Fund	\$ 77,987	\$ 73,285	\$ 73,217
Debt Service Fund	1,169,799	1,099,275	1,098,257
Aurora Regional Transportation	51,991	48,857	52,423
Actual/Budgeted Property Taxes	\$ 1,299,777	\$ 1,221,417	\$ 1,223,897

EASTPARK 70 METROPOLITAN DISTRICT

GENERAL FUND

2026 Adopted Budget

with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 16,968	104,568	\$ 39,305	\$ 76,779
REVENUE				
Property Tax Revenue	82,318	73,285	77,987	73,217
Interest Income	2,440	1,000	1,000	1,000
Total Revenue	84,758	74,285	78,987	74,217
Total Funds Available	101,726	178,853	118,292	150,996
EXPENDITURES				
Accounting	15,341	9,600	9,600	9,600
Audit	5,250	5,750	5,250	5,750
Treasurer's Fees	1,174	6,030	1,170	1,098
Management	9,804	6,500	6,000	6,500
Election	152	1,000	-	1,000
Insurance/SDA Dues	3,933	4,300	3,993	4,300
Legal	25,628	15,000	15,000	15,000
Miscellaneous	1,139	500	500	500
Total Expenditures	62,421	48,680	41,513	43,748
Transfers and Other Sources (Uses)				
Emergency Reserve	-	2,370	-	2,227
Transfer to Debt Service	-	30,000	-	30,000
Total Expenditures Requiring Appropriation	62,421	81,050	41,513	75,975
ENDING FUND BALANCE	\$ 39,305	\$ 97,803	\$ 76,779	\$ 75,021

NOTES TO GENERAL FUND

EASTPARK 70 METROPOLITAN DISTRICT

DEBT SERVICE FUND

2026 Adopted Budget

with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 20,744	(11,807,182)	\$ (65,003)	\$ 58,366
REVENUE				
Property Tax Revenue	1,025,523	1,099,275	1,099,275	1,098,257
Property Tax Revenue-ARTA	52,104	48,857	48,857	52,423
Specific Ownership Tax	63,151	45,000	45,000	45,000
Interest Income	29,270	5,000	15,000	2,000
Total Revenue	1,170,048	1,198,132	1,208,132	1,197,680
Total Funds Available	1,190,792	(10,609,050)	1,143,129	1,256,046
EXPENDITURES				
Bond Principal	340,000	370,000	370,000	415,000
Bond Interest	852,400	650,000	650,000	750,000
Paying Agent Fees	-	150	150	150
Treasurer's Fees	18,396	16,489	16,489	16,474
ARTA Expense	44,999	48,124	48,124	51,637
Total Expenditures	1,255,795	1,084,764	1,084,763	1,233,261
Transfers and Other Sources (Uses)				
Transfer from General Fund	-	30,000	-	30,000
Total Expenditures Requiring Appropriation	1,255,795	1,084,764	1,084,763	1,233,261
ENDING FUND BALANCE	\$ (65,003)	\$ (11,663,814)	\$ 58,366	\$ 52,785