

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET**

**WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/16/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCE	\$ 78,860	\$ 113,600	\$ 30,865
REVENUE			
Other revenue	1,500	10	-
IGA Revenue CPV	2,396,969	2,780,000	3,050,000
IGA Revenue CPV - Capital	43,031	60,000	246,969
Total revenue	<u>2,441,500</u>	<u>2,840,010</u>	<u>3,296,969</u>
Total funds available	<u>2,520,360</u>	<u>2,953,610</u>	<u>3,327,834</u>
EXPENDITURES			
General government			
Accounting	75,864	85,000	90,000
Audit	5,000	5,500	6,000
Director fees	4,200	6,000	6,000
Dues and licenses	5,837	1,650	6,000
Election costs	-	5,000	-
Insurance and bonds	6,701	6,137	7,500
Legal	26,328	55,000	55,000
Management	189,442	195,000	195,000
Miscellaneous	1,744	3,000	3,000
OnSite management	95,356	110,000	190,000
Payroll taxes	321	458	458
Professional services - PR and communication	450	5,000	10,000
Web site maintenance	1,933	5,000	5,000
Operations and maintenance			
Engineering - repairs and maintenance	-	50,000	50,000
Landscape and other maintenance	426,291	600,000	650,000
17th Street Gardens	297,660	270,000	250,000
Millennium bridge maintenance / Elevators	219,386	410,000	400,000
Security services	679,672	850,000	850,000
Union Gateway bridge maintenance / Elevators	226,342	200,000	250,000
Capital			
Art Funds	144,233	60,000	246,969
Contingency	-	-	34,073
Total expenditures	<u>2,406,760</u>	<u>2,922,745</u>	<u>3,305,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,406,760</u>	<u>2,922,745</u>	<u>3,305,000</u>
ENDING FUND BALANCE	<u>\$ 113,600</u>	<u>\$ 30,865</u>	<u>\$ 22,834</u>

See summary of significant assumptions.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Intergovernmental Revenue

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2026, it is anticipated that the District will receive \$3,296,969 from CPV MD - \$3,050,000 will be used for general government, operations and maintenance expenditures, and \$246,969 will be used for administrative capital costs.

Expenditures

Administrative and Operational Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2026 include the security and maintenance of areas within the District and the excluded area, including the 17th Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

Capital Expenditures

The 2026 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 1 of the budget.

Debt and Leases

The District has no outstanding debt nor any capital or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2026 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

This information is an integral part of the accompanying budget.