

ACC METROPOLITAN DISTRICT

2026 Budget Message

Introduction

The District was formed in November 2003 for the purpose of providing design, financing, acquisition, and construction of certain infrastructure including water improvements, street improvements, sanitary sewer, storm sewer, park and recreation improvements 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 annual debt service on the District's outstanding debt as well as the general operation of the District and capital improvements.

The District's 2025 assessed value increased to \$48,005,760 from \$47,531,670 the prior year. The District's mill levy is 37.000 mills for taxes to be collected in the 2026 fiscal year, with 1.237 mills certified to the General Fund, 34.689 mills certified to the Debt Service Fund, and 1.074 mills certified to the Aurora Regional Improvements (ARI). The ARI mill levy is required pursuant to the First Amended and Restated Service Plan.

Budgetary Basis of Accounting

The District uses Funds to budget and report on the financial position and results of 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

General Fund is used to account for resources traditionally associated with government such as property taxes, specific ownership taxes and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government. The District's primary source of operating revenue for 2026 is from property taxes and specific ownership taxes. In November, 2025, the voters of the District elected to remove the 5.25% annual revenue growth restrictions as per SB24-233 and HB24B-1001.

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 issues. The primary source of revenue comes from property taxes, specific ownership taxes and ARI revenue.

In 2019 the District entered into a Loan Agreement pertaining to the Series 2019A Loan in the maximum amount of \$10,000,000, dated September 26, 2019, as Amended and Restated on February 7, 2024 (the “Series 2019A Loan”) and a Loan Agreement pertaining to the Series 2019B Loan in the maximum amount of \$9,000,000, dated September 26, 2019, as Amended and Restated on November 11, 2022, and as further Amended and Restated on February 7, 2024 (the “Series 2019B Loan”). On February 7, 2024 the District entered into a Loan Agreement pertaining to the Series 2024 Loan in the amount of \$5,020,000 (the “Series 2024 Loan”)

The following is a summary of the annual long-term debt principal and interest requirements for the District’s Series 2019A, 2019B, and 2024 Loans:

Series 2019A, 2019B and 2024 Loans

Year Ending
December 31,

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	381,882	890,189	1,272,071
2026	406,882	877,015	1,283,897
2027	436,882	862,564	1,299,446
2028	505,285	848,684	1,353,969
2029	518,464	828,039	1,346,502
2030-2034	3,016,896	3,834,801	6,851,697
2035-2039	4,285,632	3,175,127	7,460,758
2040-2044	5,649,368	2,278,160	7,927,528
2045-2049	6,202,174	1,115,650	7,317,824
2050-2053	1,280,000	208,615	1,488,615
Totals	22,683,465	14,918,844	37,602,308

The District’s 2026 budget does include full payment on the debt scheduled above.

Capital Projects Fund is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure.

Emergency Reserve

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

ACC METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 47,112,370	\$ 47,531,670	\$ 48,005,760
Mill Levy			
General Fund	1.760	1.237	1.237
Debt Service Fund	34.240	34.763	34.689
ARI Mill Levy	1.000	1.000	1.074
Total Mill Levy	37.000	37.000	37.000
Property Taxes			
General Fund	\$ 82,918	\$ 58,797	\$ 59,383
Debt Service Fund	1,613,128	1,652,343	1,665,272
ARI Mill Levy	47,112	47,532	51,558
Actual/Budgeted Property Taxes	\$ 1,743,158	\$ 1,758,672	\$ 1,776,213

ACC 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	\$ 141,272	\$ 138,826	\$ 108,122	\$ 26,919
REVENUE				
Property Tax Revenue	87,065	58,797	58,797	59,383
Specific Ownership Taxes	3,957	3,000	2,400	2,000
Miscellaneous Income	195	-	-	-
Interest Income	1,053	100	3,500	100
Total Revenue	92,270	61,897	64,697	61,483
Total Funds Available	233,542	200,723	172,819	88,402
EXPENDITURES				
Accounting	7,381	12,250	12,250	13,500
District Management	5,162	16,750	16,750	18,500
Audit	7,400	7,500	7,400	7,500
Election	169	1,000	1,300	1,000
Insurance/SDA Dues	4,913	5,500	5,033	5,500
Legal	6,601	20,000	20,000	20,000
Miscellaneous	1,791	2,000	2,000	3,000
Treasurer's Fees	1,247	882	882	891
Contingency	-	10,000	-	10,000
Total Expenditures	34,664	75,882	65,615	79,891
Transfers and Other Sources (Uses)				
Prior Year Abatement	1	-	-	-
Transfer to Debt Service	-	80,285	80,285	994
Transfer to Capital Projects Fund	60,757	-	-	-
Developer Advance Reimb	30,000	-	-	-
Emergency Reserve	-	1,857	-	1,844
Total Expenditures Requiring Appropriation	125,421	158,024	145,900	82,729
ENDING FUND BALANCE	\$ 108,121	\$ 42,699	\$ 26,919	\$ 5,673

ACC METROPOLITAN DISTRICT

DEBT SERVICE FUND

2026 Adopted Budget

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 750,479	\$ 1,513,711	\$ 1,337,687	\$ 1,685,688
REVENUE				
Property Tax Revenue	1,613,128	1,652,343	1,613,128	1,665,272
Specific ownership tax	79,237	25,000	40,000	25,000
ARI Revenue	47,112	47,532	47,112	51,558
Interest Income	3,710	1,000	200	1,000
Total Revenue	1,743,187	1,725,875	1,700,440	1,742,830
Total Funds Available	2,493,666	3,239,586	3,038,127	3,428,518
EXPENDITURES				
Note Principal	247,921	361,882	381,882	406,882
Note Interest	839,896	571,573	890,189	877,015
Loan Issuance Costs	228,550	-	-	-
Miscellaneous	-	1,000	1,000	1,000
Paying Agent Fees	-	8,000	8,000	8,000
ARTA - one mill levy	46,406	47,532	47,112	51,558
Treasurer's Fees	24,256	24,785	24,256	24,979
Contingency	-	304,943	-	20,000
Total Expenditures	1,387,029	1,319,715	1,352,439	1,389,434
Transfers and Other Sources (Uses)				
Transfer to Debt Service	-	-	-	-
Transfer to Capital Projects Fund	(4,788,950)	-	-	-
Loan Proceeds	5,020,000	-	-	-
Transfer from General Fund	-	80,285	80,285	994
Total Expenditures Requiring Appropriation	6,175,979	1,400,000	1,352,439	1,390,428

ENDING FUND BALANCE	\$ 1,337,687	\$ 1,839,586	\$ 1,685,688	\$ 2,038,090
----------------------------	--------------	--------------	--------------	--------------

ACC METROPOLITAN DISTRICT

CAPITAL PROJECTS FUND

2026 Adopted Budget

with 2023 Actual, 2024 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE				
Developer Advance	-	181,000	171,370	181,000
Miscellaneous Income	16,395	-	-	-
Interest Income	2,745	-	9,630	-
Total Revenue	19,140	181,000	181,000	181,000
Total Funds Available	19,140	181,000	181,000	181,000
EXPENDITURES				
Management / Accounting	11,071	11,500	11,500	11,500
District Management	7,743	7,500	7,500	7,500
Legal	9,901	12,000	12,000	50,000
Engineering	51,182	50,000	50,000	12,000
Capital Outlay	-	-	-	-
Contingency	-	100,000	100,000	100,000
Total Expenditures	79,897	181,000	181,000	181,000
Transfers and Other Sources (Uses)				
Transfer from General Fund	60,757			
Transfer from Debt Service	4,849,707	-	-	-
Developer Advance Reimb	4,788,950	-	-	-
Total Expenditures Requiring Appropriation	4,868,847	181,000	181,000	181,000
Transfer to Debt Service	-	-	-	-
ENDING FUND BALANCE	- \$	- \$	- \$	-