

**PARK UNION METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**PARK UNION METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/2/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property Taxes	115,145	114,819	116,649
Specific Ownership Taxes	11,264	11,010	11,083
Interest Income	836	1,180	1,400
Other Revenue	1,361	-	7,868
Total Revenues	<u>128,606</u>	<u>127,009</u>	<u>137,000</u>
Total Funds Available	<u>128,606</u>	<u>127,009</u>	<u>137,000</u>
<b>EXPENDITURES</b>			
General Fund	33,216	31,872	35,000
Contractual Revenue Fund	95,390	95,137	102,000
Total Expenditures	<u>128,606</u>	<u>127,009</u>	<u>137,000</u>
Total Expenditures and Transfers Out Requiring Appropriation	<u>128,606</u>	<u>127,009</u>	<u>137,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**PARK UNION METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/2/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Commercial	\$ 1,628,260	\$ 1,546,750	\$ 1,541,350
State Assessed	33,110	13,400	54,800
Vacant Land	1,123,690	1,123,690	1,119,290
	2,785,060	2,683,840	2,715,440
Adjustments (TIF)	(21,910)	(21,810)	(280)
Certified Assessed Value	\$ 2,763,150	\$ 2,662,030	\$ 2,715,160

**MILL LEVY**

General	10.769	10.783	10.740
Contractual	32.307	32.349	32.222
Total Mill Levy	43.076	43.132	42.962

**PROPERTY TAXES**

General	\$ 29,756	\$ 28,705	\$ 29,161
Contractual	89,269	86,114	87,488
Levied Property Taxes	119,025	114,819	116,649
Adjustments to Actual/Rounding	(3,772)	-	-
Refunds and Abatements	(108)	-	-
Budgeted Property Taxes	\$ 115,145	\$ 114,819	\$ 116,649

**BUDGETED PROPERTY TAXES**

General	\$ 28,786	\$ 28,705	\$ 29,161
Contractual	86,359	86,114	87,488
	\$ 115,145	\$ 114,819	\$ 116,649

See summary of significant assumptions.

**PARK UNION METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/2/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property Taxes	28,786	28,705	29,161
Specific Ownership Taxes	2,816	2,752	2,771
Interest Income	253	415	500
Other Revenue	1,361	-	2,568
Total Revenues	33,216	31,872	35,000
Total Funds Available	33,216	31,872	35,000
<b>EXPENDITURES</b>			
General and Administrative			
County Treasurer's Fee	432	431	437
Contingency	-	-	2,568
Intergovernmental Expenditures	32,784	31,441	31,995
Total Expenditures	33,216	31,872	35,000
Total Expenditures and Transfers Out Requiring Appropriation	33,216	31,872	35,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**PARK UNION METROPOLITAN DISTRICT NO. 1  
 CONTRACTUAL REVENUE FUND  
 2026 BUDGET  
 WITH 2024 ACTUAL AND 2025 ESTIMATED  
 For the Years Ended and Ending December 31,**

1/2/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property Taxes	86,359	86,114	87,488
Specific Ownership Taxes	8,448	8,258	8,312
Interest Income	583	765	900
Other Revenue	-	-	5,300
Total Revenues	95,390	95,137	102,000
Total Funds Available	95,390	95,137	102,000
<b>EXPENDITURES</b>			
General and Administrative			
County Treasurer's Fee	1,296	1,292	1,312
Contingency	-	-	5,300
Intergovernmental Expenditures	94,094	93,845	95,388
Total Expenditures	95,390	95,137	102,000
Total Expenditures and Transfers Out Requiring Appropriation	95,390	95,137	102,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**PARK UNION METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Park Union Metropolitan District No. 1, formerly known as SW Downtown Metropolitan District No. 1 (the "District") and The Park Union Metropolitan District No. 2, formerly known as SW Downtown Metropolitan District No. 2 ("District No. 2") (collectively the "Districts") were formed under a Service Plan approved by the City of Colorado Springs, El Paso County, Colorado (the "City"), on September 26, 2017. The Districts' service area is located entirely within the City. The primary purpose of the Districts will be to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of public improvements and services as listed below.

At an election held on November 7, 2017, the voters approved general indebtedness of \$440,000,000 at a maximum interest rate of 18% for each of the following improvements and services: streets, water supply, sanitary sewer, traffic and safety controls, parks and recreation, mosquito control, television relay and translation, public transportation, security services, and fire protection/medical emergency services. The election authorized indebtedness of \$440,000,000 each for operations and maintenance, reimbursement agreements, and debt refunding. The voters also approved an annual increase in taxes of up to \$5,000,000 at a mill levy rate without limitation or with such limitations as may be determined by the board for the purpose of the District's operations, maintenance, and other expenses. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to the Districts' Service Plan filed with the City, the maximum debt mill levy for a residential district shall be 30 mills, which can be adjusted for changes in the method of calculating assessed valuation after January 1, 2006. The maximum debt mill levy for a commercial district is 50 mills. Pursuant to the Service Plan, the Districts are permitted to issue bond indebtedness of up to \$220,000,000.

The maximum operating mill levy for the payment of operating and maintenance expenses is 10 mills, which can be adjusted for changes in the method of calculating assessed valuation after January 1, 2006.

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting, in accordance with 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.

**PARK UNION METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 9.5% of the property taxes collected.

**Net Investment Income**

Interest earned on the District’s available funds has been estimated based on an average interest rate of approximately 4%.

**PARK UNION METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Intergovernmental Expenditures**

Intergovernmental expenditures represent transfers to the Park Union Business Improvement District, formerly known as SW Downtown Business Improvement District, to provide funding for the overall administrative and operating costs for the Districts.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt and Leases**

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

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to the Park Union Business Improvement District, which pays for all of the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget. It is accounted for in the Park Union Business Improvement District.

**This information is an integral part of the accompanying budget.**