

**URBAN RENEWAL AUTHORITY
NORTH COLLEGE DISTRICT
2026 BUDGET REQUEST**

	2024 Actual	2025 Amended Budget	2026 Original Budget Request	2026 Amended Budget Request	2026 Differential for Amended Budget	2025-2026 \$ Budget Change	2025-2026 % Budget Change
Revenue:							
Property Tax Increment Collections	\$4,165,824	\$4,204,106	\$4,288,188	\$4,288,188	\$0	\$84,082	2%
Interest on Investments	363,553	16,000	16,000	16,000	0	\$0	0%
2025 Bond Revenue		17,018,114					
Total Revenue	\$4,529,377	\$21,238,220	\$4,304,188	\$4,304,188	\$0	(\$16,934,032)	-80%
Expenses:							
Operations							
General Operations/Admin	\$313,317	\$441,761	\$315,657	\$523,918	\$208,261	\$82,157	19%
One-Time Project Supplement	\$5,000	\$17,718,258	\$0	\$203,359	\$203,359	(\$17,514,899)	-99%
Larimer County Fee	83,283	\$85,764	87,775	85,764	(\$2,011)	\$0	0%
Developer Payment	39,066	\$26,792	28,311	28,311	\$0	\$1,519	2%
Operational Costs	\$440,666	\$18,272,575	\$431,743	\$841,352	\$409,609	(\$17,431,223)	-95%
Debt Service - Bonds							
Principal	\$745,000	\$1,690,000	\$805,000	\$2,315,000	\$1,510,000	\$625,000	37%
Interest	201,163	316,399	140,363	641,000	\$500,637	\$324,601	103%
Debt Service Costs	\$946,163	\$2,006,399	\$945,363	\$2,956,000	\$2,010,637	\$949,601	100%
Debt Service - RMI2							
Principal	\$319,681	\$26,913	\$0	\$0	\$0	(\$26,913)	-100%
Interest	8,734	678	0	0	\$0	(\$678)	-100%
Debt Service Costs	\$328,415	\$27,591	\$0	\$0	\$0	(\$27,591)	-100%
Total Expense	\$1,715,244	\$20,306,565	\$1,377,106	\$3,797,352	\$2,420,246	(\$16,509,213)	-81%
Net Change in Fund Balance	\$2,814,133	\$931,655		\$506,836			
Prior Year Fund Balance	\$6,389,734	\$9,203,867		\$10,135,522			
Current Year Projected Fund Balance	\$9,203,867	\$10,135,522		\$10,642,358			

Notes

- Property Tax revenue updated to reflect Nov 2024 Warrant
- A 1x supplemental appropriation was added for anticipated property ownership maintenance of 203k
- Increased URA staffing needs and legal costs for North College Support and across the Districts
- Fund balance for 2026 estimated with 2026 Revised Budget. Does not include supplemental appropriations that may be needed and are noted in cash flow.

URBAN RENEWAL AUTHORITY
PROSPECT SOUTH DISTRICT
2026 BUDGET REQUEST

	2024 Actual	2025 Amended Budget	2026 Original Budget Request	2026 Amended Budget Request	2026 Differential for Amended Budget	2025-2026 \$ Budget Change	2025-2026 % Budget Change
Revenue:							
Property Tax Increment Collections	\$802,434	\$889,569	\$863,673	\$907,360	\$43,687	\$17,791	2%
Interest on Investments	138,058	5,000	5,000	5,000	0	\$0	0%
Total Revenue	\$940,492	\$894,569	\$868,673	\$912,360	\$43,687	\$17,791	2%
Expenses:							
Operations							
General Operations/Admin	\$53,818	\$81,323	\$163,475	\$104,313	(\$59,162)	\$22,990	28%
One-Time Appropriation	\$0	\$275,000	\$0	\$0	\$0	(\$275,000)	-100%
Larimer County Fee	16,049	17,791	17,273	18,147	\$874	\$356	2%
Developer Payment	11,762	11,762	11,762	11,762	\$0	\$0	0%
Operational Costs	\$81,629	\$385,876	\$192,510	\$134,222	(\$58,288)	(\$251,654)	-65%
Debt Service - Bonds							
Principal	\$250,000	\$265,000	\$280,000	\$280,000	\$0	\$15,000	6%
Interest	115,044	102,544	89,294	89,294	\$0	(\$13,250)	-13%
Debt Service Costs	\$365,044	\$367,544	\$369,294	\$369,294	\$0	\$1,750	0%
Total Expense	\$446,673	\$753,420	\$561,804	\$503,516	(\$58,288)	(\$249,904)	-33%
Net Change in Fund Balance	\$493,819	\$141,149		\$408,844			
Prior Year Fund Balance	\$1,874,477	\$2,368,296		\$2,509,445			
Current Year Projected Fund Balance	\$2,368,296	\$2,509,445		\$2,918,289			

- Notes
- 2025 Property Tax based updated per December 2024 Warrant
 - Removes 2025 Budget includes 1x supplemental appropriation of \$275k for Underpass Study

URBAN RENEWAL AUTHORITY
FOOTHILLS MALL DISTRICT
2026 BUDGET REQUEST

	2024 Actual	2025 Amended Budget	2026 Original Budget Request	2026 Amended Budget Request	2026 Differential for Amended Budget	2025-2026 \$ Budget Change	2025-2026 % Budget Change
Revenue:							
Property Tax Increment Collections	\$2,461,385	\$2,415,448	\$2,176,207	\$2,415,448	\$ 239,241	\$0	0%
Sales Tax Increment	\$484,757	\$450,000	\$450,000	\$450,000	\$0	\$0	0%
Interest on Investments	\$21,064	\$6,000	\$6,000	\$6,000	\$0	\$0	
Total Revenue for the URA	\$2,967,206	\$2,871,448	\$2,632,207	\$2,871,448	\$239,241	\$0	0%
Expenses:							
Operations							
General Operations/Admin	\$37,488	\$36,921	\$55,206	\$36,232	(\$18,974)	(\$689)	-2%
Larimer County Fee	49,228	48,309	46,941	48,309	1,368	\$0	0%
Operational Costs	\$86,716	\$85,230	\$102,147	\$84,541	(\$17,606)	(\$689)	-1%
Developer Payment	2,288,500	2,720,907	2,741,916	2,720,907	(21,009)	-	0%
LC Annual Payment (plus 1x in 2025)		\$660,000	\$0	\$60,000	\$60,000	(\$600,000)	-91%
Total Expense	\$2,375,216	\$3,466,137	\$2,844,063	\$2,865,448	\$21,385	(\$600,689)	-17%
Net Change in Fund Balance	\$591,990	(\$594,689)		\$6,000			
Prior Year Fund Balance	\$17,806	\$609,796		\$15,107			
Current Year Projected Fund Balance	\$609,796	\$15,107		\$21,107			

Notes

- Removes 20k for consulting for Foothills not eligible through agreement and adjusts Larco payment per reduced revenue projection
- Revenue updated per last Warrant dated Nov, 2024.
- Removes One-time payment in 2025 of 600,000 for LC

URBAN RENEWAL AUTHORITY
College & Drake
2026 BUDGET REQUEST

	2023 Actual	2024 Actual	2025 Budget	2026 Original Budget Request	2025-2026 \$ Budget Change	2025-2026 % Change
Revenue:						
Property Tax Increment Collections	\$1,523	\$0	\$0	\$0	\$0	0%
Sales Tax Increment						
Interest on Investments						
Total Revenue for the URA	\$1,523	\$0	\$0	\$0	\$0	0%
Expenses:						
Operations						
General Operations/Admin	\$30	\$0	\$0	\$0	\$0	0%
Larimer County Fee						
Operational Costs	\$30	\$0	\$0	\$0	\$0	0%
Developer Payment	\$0	\$0	\$0	\$0	\$0	0%
Total Expense	\$30	\$0	\$0	\$0	\$0	0%
Net Change in Fund Balance	\$1,493	\$0	\$0	\$0	\$0	
Prior Year Fund Balance	\$3,140	\$4,633	\$4,633	\$4,633		
Current Year Projected Fund Balance	\$4,633	\$4,633	\$4,633	\$4,633		

Notes

- 2025 Property Tax estimate based on Larimer County assessment dated December, 2024.