

**URBAN RENEWAL AUTHORITY
2027 AMENDED BUDGET REQUEST**

	2027 Original Budget Request	2027 Amended Budget Request	2027 Differential for Amended Budget
Revenue:			
Property Tax Increment Collections	\$9,861,503	\$9,861,503	\$0
Sales Tax Increment	550,000	\$550,000	0
Interest on Investments	21,000	\$21,000	0
Total Revenue	\$10,432,503	\$10,432,503	\$0
Expenses:			
Operations			
General Operations/Admin	\$681,037	\$681,037	\$0
One-Time Project Supplement	\$1,834,595	\$2,534,595	\$700,000
Larimer County Fee	\$125,322	\$125,322	\$0
Legal Expenses	\$335,000	\$335,000	
Property Commitments	\$41,168	\$41,168	\$0
Operational Costs	\$3,017,122	\$3,717,122	\$700,000
Debt Service			
Developer Payment	3,893,631	3,893,631	0
Principal	\$2,730,000	2,730,000	\$0
Interest	600,544	600,544	\$0
Debt Service Costs	\$7,224,175	\$7,224,175	\$0
Total Expense	\$10,241,297	\$10,941,297	\$700,000

**URBAN RENEWAL AUTHORITY
NORTH COLLEGE DISTRICT
2027 BUDGET REQUEST**

	2025 Actual	2026 Amended Budget	2027 Original Budget Request	2027 Amended Budget Request	2027 Differential for Amended Budget
Revenue:					
Property Tax Increment Collections	\$4,428,099	\$5,134,965	\$5,146,965	\$5,146,965	\$0
Interest on Investments	708,416	12,000	12,000	12,000	0
Bond Proceeds	10,983,340	0			
Total Revenue	\$16,119,855	\$5,146,965	\$5,158,965	\$5,158,965	\$0
Expenses:					
Operations					
General Operations/Admin	\$435,079	\$618,664	\$538,074	\$538,074	\$0
District Admin Reimb	(\$74,345)	(\$74,345)			
One-Time Project Investment/Purch	\$13,657,149	\$3,693,453	\$1,834,595	\$2,534,595	\$700,000
Larimer County Fee	88,562	\$102,699	102,699	102,699	\$0
Legal Expenses	52,734	\$87,000	306,250	306,250	
Property Commitments	26,791	\$28,311	29,406	29,406	\$0
Operational Costs	\$14,185,970	\$4,455,782	\$2,811,024	\$3,511,024	\$700,000
Debt Service - Bonds					
Principal	\$1,690,000	\$2,315,000	\$2,440,000	\$2,440,000	\$0
Interest	413,706	641,000	525,250	525,250	\$0
Debt Service Costs	\$2,103,706	\$2,956,000	\$2,965,250	\$2,965,250	\$0
Debt Service - RMI2					
Principal	\$26,913	\$0	\$0	\$0	\$0
Interest	0	0	0	0	\$0
Debt Service Costs	\$26,913	\$0	\$0	\$0	\$0
Total Expense	\$16,316,589	\$7,411,782	\$5,776,274	\$6,476,274	\$700,000
Net Change in Fund Balance	(\$196,734)	(\$2,264,817)		(\$1,317,309)	
Prior Year Fund Balance	\$10,021,349	\$9,824,615		\$7,559,798	
Current Year Projected Fund Balance	\$9,824,615	\$7,559,798		\$6,242,489	

Notes

- Property Tax revenue updated to reflect Dec 2025 Warrant
- 1x Supplemental Appropriations include 200k for NRP, 1.4M for Stormwater, 203,359 for Maint & 31,236 Misc Overages
- 2027 Supplement of 700,000 needed to bring Stormwater commitment to 2.1 M in 2027 & 200k added for Neighborhood
- 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

**URBAN RENEWAL AUTHORITY
PROSPECT SOUTH DISTRICT
2027 BUDGET REQUEST**

	2025 Actual	2026 Amended Budget	2027 Original Budget Request	2027 Amended Budget Request	2027 Differential for Amended Budget
Revenue:					
Property Tax Increment Collections	\$933,786	\$1,131,142	\$1,131,142	\$1,131,142	\$0
Interest on Investments	93,885	5,000	5,000	5,000	0
Total Revenue	\$1,027,671	\$1,136,142	\$1,136,142	\$1,136,142	\$0
Expenses:					
Operations					
General Operations/Admin	\$39,396	\$89,313	\$142,963	\$142,963	\$0
One-Time Appropriation	\$15,315	\$242,926	\$0	\$0	\$0
Larimer County Fee	18,676	22,623	22,623	\$22,623	\$0
Legal Expenses	0	0	28,750	\$28,750	
Property Commitments	11,762	11,762	11,762	\$11,762	\$0
Operational Costs	\$85,149	\$366,624	\$206,098	\$206,098	\$0
Debt Service - Bonds					
Principal	\$265,000	\$280,000	\$290,000	\$290,000	\$0
Interest	102,544	89,294	75,294	\$75,294	\$0
Debt Service Costs	\$367,544	\$369,294	\$365,294	\$365,294	\$0
Total Expense	\$452,693	\$735,918	\$571,392	\$571,392	\$0
Net Change in Fund Balance	\$574,978	\$400,224		\$564,750	
Prior Year Fund Balance	\$2,368,298	\$2,943,275		\$3,343,499	
Current Year Projected Fund Balance	\$2,943,275	\$3,343,499		\$3,908,249	

Notes

- Property Tax based updated per Dec 2025 Warrant

**URBAN RENEWAL AUTHORITY
FOOTHILLS MALL DISTRICT
2027 BUDGET REQUEST**

	2025 Actual	2026 Amended Budget	2027 Original Budget Request	2027 Amended Budget Request	2027 Differential for Amended Budget
Revenue:					
Property Tax Increment Collections	\$2,481,425	\$3,316,552	\$3,316,552	\$3,316,552	\$0
Sales Tax Increment	\$484,285	\$450,000	\$550,000	\$550,000	\$0
Interest on Investments	\$470	\$4,000	\$4,000	\$4,000	\$0
Total Revenue for the URA	\$2,966,180	\$3,770,552	\$3,870,552	\$3,870,552	\$0
Expenses:					
Operations					
General Operations/Admin	\$38,544	\$49,748	\$54,748	\$54,748	\$0
Larimer County Fee	49,629	66,331	66,331	\$66,331	0
Operational Costs	\$88,173	\$116,079	\$121,079	\$121,079	\$0
Developer Payment	2,807,655	3,590,473	3,712,552	3,712,552	\$0
LC Annual Payment	\$660,000	\$60,000	\$60,000	60,000	\$0
Total Expense	\$3,555,828	\$3,766,552	\$3,893,631	\$3,893,631	\$0
Net Change in Fund Balance	(\$589,648)	\$4,000		(\$23,079)	
Prior Year Fund Balance	\$609,794	\$20,146		\$24,146	
Current Year Projected Fund Balance	\$20,146	\$24,146		\$1,067	

Notes

- Revenue updated per last Warrant dated Dec 2025.

URBAN RENEWAL AUTHORITY
College & Drake
2027 BUDGET REQUEST

	2025 Actual	2026 Amended Budget	2027 Budget	2027 Original Budget Request
Revenue:				
Property Tax Increment Collections	\$0	\$0	\$266,844	\$266,844
Sales Tax Increment	0			
Interest on Investments	111			
Total Revenue for the URA	\$111	\$0	\$266,844	\$266,844
Expenses:				
Operations				
General Operations/Admin	\$0	\$0	\$0	\$0
Larimer County Fee		0	0	0
Operational Costs	\$0	\$0	\$0	\$0
Developer Payment	\$0	\$0	\$0	\$0
Total Expense	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$111	\$0	\$266,844	\$266,844
Prior Year Fund Balance	\$4,633	\$4,744	\$4,744	\$271,588
Current Year Projected Fund Balance	\$4,744	\$4,744	\$271,588	\$538,432

Notes

- 2025 Property Tax estimate based on Larimer County assessment dated Dec 2025.