

**BROMLEY PARK METROPOLITAN DISTRICT NO. 5**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**BROMLEY PARK METROPOLITAN DISTRICT NO. 5  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/10/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 547,859	\$ 658,607	\$ 592,211
REVENUES			
Property taxes	352,494	441,126	505,774
Specific ownership taxes	18,621	32,768	27,817
PILOT revenues	423,737	78,359	65,832
PILOT revenues - pledged	-	235,029	194,462
Interest income	21,474	4,750	3,000
Developer advance	1,418,744	-	-
Miscellaneous revenue	3,819	7	7,704
Intergovernmental revenues	-	15,505,539	-
Total revenues	<u>2,238,889</u>	<u>16,297,578</u>	<u>804,589</u>
TRANSFERS IN	<u>-</u>	<u>511,278</u>	<u>-</u>
Total funds available	<u>2,786,748</u>	<u>17,467,463</u>	<u>1,396,800</u>
EXPENDITURES			
General Fund	521,508	300,431	550,000
Debt Service Fund	1,606,633	16,063,543	550,000
Total expenditures	<u>2,128,141</u>	<u>16,363,974</u>	<u>1,100,000</u>
TRANSFERS OUT	<u>-</u>	<u>511,278</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,128,141</u>	<u>16,875,252</u>	<u>1,100,000</u>
ENDING FUND BALANCES	<u>\$ 658,607</u>	<u>\$ 592,211</u>	<u>\$ 296,800</u>
EMERGENCY RESERVE	\$ 4,700	\$ 6,300	\$ 7,700
AVAILABLE FOR OPERATIONS	167,437	585,911	289,100
TOTAL RESERVE	<u>\$ 172,137</u>	<u>\$ 592,211</u>	<u>\$ 296,800</u>

No assurance provided. See summary of significant assumptions.

**BROMLEY PARK METROPOLITAN DISTRICT NO. 5**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/10/25

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Residential	\$ 28,030	\$ 28,030	\$ -
Commercial	7,291,510	9,854,550	10,978,790
Agricultural	517,500	710	470
State assessed	3,130	3,750	4,720
Vacant land	309,180	870	840
Personal property	1,152,360	1,116,880	1,659,540
Certified Assessed Value	\$ 9,301,710	\$ 11,004,790	\$ 12,644,360

**MILL LEVY**

General	14.000	14.000	14.000
Debt Service	26.000	26.000	26.000
Total mill levy	40.000	40.000	40.000

**PROPERTY TAXES**

General	\$ 130,224	\$ 154,067	\$ 177,021
Debt Service	241,844	286,125	328,753
Levied property taxes	372,068	440,192	505,774
Adjustments to actual/rounding	-	934	-
Budgeted property taxes	\$ 372,068	\$ 441,126	\$ 505,774

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 130,224</b>	<b>\$ 154,394</b>	<b>\$ 177,021</b>
<b>Debt Service</b>	<b>241,844</b>	<b>286,732</b>	<b>328,753</b>
	<b>\$ 372,068</b>	<b>\$ 441,126</b>	<b>\$ 505,774</b>

**BROMLEY PARK METROPOLITAN DISTRICT NO. 5**  
**GENERAL FUND**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/10/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 359,021	\$ 172,137	\$ 592,211
REVENUES			
Property taxes	123,373	154,394	177,021
Specific ownership taxes	-	-	9,736
PILOT revenues	27,543	53,076	65,832
Interest income	1,145	1,750	2,000
Miscellaneous revenue	3,819	7	-
Developer advance	178,744	-	-
Total revenues	<u>334,624</u>	<u>209,227</u>	<u>254,589</u>
TRANSFERS IN			
Transfers In	-	511,278	-
Total funds available	<u>693,645</u>	<u>892,642</u>	<u>846,800</u>
EXPENDITURES			
General and administrative			
Accounting	31,530	45,000	50,000
Auditing	9,500	10,000	11,000
County Treasurer's fee	1,887	2,316	2,655
Directors' fees	2,300	3,000	3,000
Dues and membership	619	949	1,500
Insurance	3,787	3,893	5,000
District management	15,874	15,000	20,000
Legal	25,523	45,000	50,000
PILOT Expense	27,543	27,543	38,863
Banking fees	128	-	-
Payroll taxes	176	230	230
Repay developer advance - principal	180,090	-	-
Repay developer advance interest	582	-	-
Accounting consulting	43,225	45,000	50,000
Contingency	-	-	12,752
Capital outlay	178,744	100,000	300,000
Operations and maintenance			
Repairs and maintenance	-	2,500	5,000
Total expenditures	<u>521,508</u>	<u>300,431</u>	<u>550,000</u>
Total expenditures and transfers out requiring appropriation	<u>521,508</u>	<u>300,431</u>	<u>550,000</u>
ENDING FUND BALANCES	<u>\$ 172,137</u>	<u>\$ 592,211</u>	<u>\$ 296,800</u>
EMERGENCY RESERVE	\$ 4,700	\$ 6,300	\$ 7,700
AVAILABLE FOR OPERATIONS	<u>167,437</u>	<u>585,911</u>	<u>289,100</u>
TOTAL RESERVE	<u>\$ 172,137</u>	<u>\$ 592,211</u>	<u>\$ 296,800</u>

No assurance provided. See summary of significant assumptions.

**BROMLEY PARK METROPOLITAN DISTRICT NO. 5**  
**DEBT SERVICE FUND**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/10/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 188,838	\$ 486,470	\$ -
REVENUES			
Property taxes	229,121	286,732	328,753
Specific ownership taxes	18,621	32,768	18,081
PILOT revenues	396,194	25,283	-
PILOT revenues - pledged	-	235,029	194,462
Interest income	20,329	3,000	1,000
Developer advance	1,240,000	-	-
Miscellaneous revenue	-	-	7,704
Intergovernmental revenues	-	15,505,539	-
Total revenues	<u>1,904,265</u>	<u>16,088,351</u>	<u>550,000</u>
Total funds available	<u>2,093,103</u>	<u>16,574,821</u>	<u>550,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3,506	4,301	4,931
District management	5,683	2,472	-
Legal	390	-	-
Miscellaneous	-	4,134	-
Paying agent fees	1,500	-	-
Repay developer advance - principal	-	1,240,000	-
Repay developer advance interest	-	42,673	-
Intergovernmental expenditures - AEMD	-	547,097	537,365
Contingency	-	-	7,704
Debt Service			
Note interest	1,240,000	4,102,444	-
Note principal	-	4,860,260	-
Loan Interest - Series 2019	229,154	118,662	-
Loan Principal - Series 2019	126,400	5,141,500	-
Total expenditures	<u>1,606,633</u>	<u>16,063,543</u>	<u>550,000</u>
TRANSFERS OUT			
Transfers Out	<u>-</u>	<u>511,278</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>1,606,633</u>	<u>16,574,821</u>	<u>550,000</u>
ENDING FUND BALANCES	<u>\$ 486,470</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**BROMLEY PARK METRO DISTRICT NO. 5  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide construction, installation, financing, and operation of public improvements, including streets and safety control, street lighting, landscaping, water, sanitary sewer, storm drainage, television relay facilities, park and recreation, transportation and mosquito control improvements for primarily commercial, retail, and office development within Bromley Park. The District operates under a Service Plan approved by the City on March 7<sup>th</sup>, 2000. The District's service area is located in Adams County, Colorado.

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.

**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%

**BROMLEY PARK METRO DISTRICT NO. 5  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**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 5.5% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical data.

**Intergovernmental Revenue**

During 2025 the District received revenue from Adams East Metropolitan Districts Series 2025 Bond issuance for the purpose of repaying the District's Series 2019 Note, Series 2010A note and a Developer Advance to Y G Investments..

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenses have been budgeted to include the services traditionally associated with government such as legal, accounting, support services, insurance, maintenance and other administrative expenses.

**County Treasurer's Fees**

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

**Capital Outlay**

Anticipated capital outlay expenditures are based on potential capital projects the district may construct.

**Intergovernmental Expenditures**

Pursuant to a Capital pledge agreement with Adams East Metropolitan District (AEMD), the District is obligated to impose a mill levy, not to exceed 26.000 mills, subject to certain adjustments, and remit property taxes derived from such mill levy, together with certain PILOT revenue and a portion of specific ownership taxes applicable to property within the District to AEMD for the payment of their Series 2025 Bonds.

**Leases**

The District has no operating or capital leases.

**BROMLEY PARK METRO DISTRICT NO. 5  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to 3% or more of its fiscal year spending for 2025 (excluding any bonded debt service) pursuant to TABOR.

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