

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

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

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

1/29/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 247,795	\$ 512,866	\$ 484,924
REVENUES			
Interest Income	20,944	24,795	20,000
Permit Fees	11,250	1,189	1,000
Event Fees	-	-	4,625
IGA Revenue - District No. 2	546,628	540,719	594,098
IGA Revenue - District No. 3	148,687	152,590	218,551
Total revenues	<u>727,509</u>	<u>719,293</u>	<u>838,274</u>
Total funds available	<u>975,304</u>	<u>1,232,159</u>	<u>1,323,198</u>
EXPENDITURES			
General and administrative			
Accounting	57,333	63,000	66,150
Auditing	14,400	16,500	16,500
City of Denver Annual Fee	9,000	9,000	9,000
Directors' fees	2,900	2,800	3,000
Dues and Membership	1,180	1,873	2,277
Insurance	15,656	18,807	40,000
District management	69,042	75,000	78,750
Legal	53,734	65,000	68,250
Miscellaneous	2,868	2,851	2,500
Payroll taxes	222	214	230
Election	-	8,779	-
Contingency	-	-	8,530
Website	-	1,000	5,250
Operations and maintenance			
Repairs & Maintenance			
Repairs and maintenance	2,073	15,000	28,525
Street Repair and Maintenance	8,240	3,564	10,350
Site lighting	7,338	11,650	10,000
Street Sweeping	-	500	15,000
Trash collection	320	-	-
Porter Services	-	80,000	220,000
Snow removal	35,087	70,000	80,730
Landscaping			
Landscape Maintenance	17,585	33,098	36,225
Landscape & irrigation repairs	1,432	5,000	36,225
Landscape Enhancements	-	-	20,000
Stormwater			
Inspections	-	14,000	12,400
28th Contech	-	-	8,280
Surface System	-	-	8,798
Detention Vault	-	-	3,105
Site Management			
Site inspection	120,488	100,000	40,000
Locates	12,452	5,000	16,560
Security	19,556	114,230	200,000
Utilities			
Utilities	3,415	-	-
Water	-	5,500	19,665
Electricity	-	1,730	20,700
Internet	-	-	6,000
Gas	-	-	5,000
Total expenditures	<u>454,321</u>	<u>724,096</u>	<u>1,098,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>8,117</u>	<u>23,140</u>	<u>20,000</u>
Total expenditures and transfers out requiring appropriation	<u>462,438</u>	<u>747,236</u>	<u>1,118,000</u>
ENDING FUND BALANCES	<u>\$ 512,866</u>	<u>\$ 484,924</u>	<u>\$ 205,198</u>
EMERGENCY RESERVE	\$ 21,900	\$ 21,600	\$ 25,200
AVAILABLE FOR OPERATIONS	490,966	463,324	179,998
TOTAL RESERVE	<u>\$ 512,866</u>	<u>\$ 484,924</u>	<u>\$ 205,198</u>

See summary of significant assumptions.

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

1/29/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Vacant land	\$ 30	\$ 30	\$ 30
Personal property	12,000	12,100	9,610
	\$ 12,030	\$ 12,130	\$ 9,640
 <b>MILL LEVY</b>			
General	0.000	0.000	0.000
	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

See summary of significant assumptions.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, on June 30, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on March 8, 2010. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, traffic, safety, transportation, and mosquito control.

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.

On May 6, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S. for 2025 and all future years

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

**Revenues**

**Transfers from Other Districts**

Intergovernmental revenues are transfers from Districts Nos. 2 and 3. The district will coordinate the payment of administrative expenditures for these two districts, as well as the districts own administrative expenditures. District No. 1 also provides for the construction of certain public improvements.

**Developer Advances**

A portion of the capital expenditures are expected to be funded by the developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from Bond proceeds and other legally available revenue.

**Interest Income**

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

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Capital Expenditures**

The District anticipates infrastructure improvements as noted in the capital projects fund.

**Debt and Leases**

The District doesn't have any debt or leases.

**Reserve Fund**

**Emergency Reserve**

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment.

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