PARK CREEK METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Park Creek Metropolitan District.

Park Creek Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be interest income and transfers from Westerly Creek Metropolitan District and DURA revenue. The district does not intend to impose a mill levy in 2026.

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
GENERAL FUND
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 8/31/2025	Estimate 2025	Adopted Budget 2026
REVENUE					
Payments from Westerly Creek	$ 4,988,170	$ 5,845,448	$ 3,961,014	$ 4,726,271	$ 5,945,998
Other income	4,500	1,000	123,917	150,000	1,000
Total revenue	4,992,670	5,846,448	4,084,931	4,876,271	5,946,998
EXPENDITURES					
Maintenance	1,911,430	2,200,000	1,438,227	2,200,000	2,325,000
Accounting and audit fees	33,910	40,000	29,064	40,000	40,000
Professional services	2,500	12,000	2,713	12,000	12,000
Legal fees	49,044	75,000	29,128	60,000	100,000
Insurance	44,249	55,000	58,611	60,000	60,000
Miscellaneous	-	15,000	12,885	15,000	15,000
Allocated overhead costs	20,131	45,000	13,403	45,000	45,000
District MCA Fee	-	109,000	71,900	109,000	116,152
Drainage fees	208,203	-	-	-	-
Emergency reserve	-	154,393	-	-	157,410
Payments to Westerly Creek	359,987	375,000	19,066	445,000	456,000
Reserve for improvements		8,195,938			8,881,378
	2,629,454	11,276,331	1,674,997	2,986,000	12,207,940
Revenue over / (under) expenditures	2,363,216	(5,429,883)	2,409,934	1,890,271	(6,260,942)
OTHER FINANCING SOURCES/(USES)					
Transfers (to) / from debt service fund	(816,937)	(700,000)	-	(700,000)	(700,000)
	(816,937)	(700,000)	-	(700,000)	(700,000)
	1,546,279	(6,129,883)	2,409,934	1,190,271	(6,960,942)
Beginning fund balance	4,224,392	6,129,883	5,770,671	5,770,671	6,960,942
Ending fund balance - Unassigned	$ 5,770,671	$ -	$ 8,180,605	$ 6,960,942	$ -

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
DEBT SERVICE FUND
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 08/31/2025	Estimate 2025	Adopted Budget 2026
REVENUE					
Payments from Westerly Creek	$ 60,932,897	$ 63,440,902	$ 61,313,994	$ 63,047,593	$ 63,047,593
Interest income	-	300,000	795,297	1,000,000	500,000
Other income	1,120,494	5,000	-	-	5,000
Total revenue	62,053,391	63,745,902	62,109,291	64,047,593	63,552,593
EXPENDITURES					
Interest - bonds	33,157,995	33,096,779	16,638,096	33,096,779	32,497,018
Principal - bonds	12,385,000	14,430,000	7,980,000	14,430,000	17,290,000
Bond issuance	1,145,918	-	-	3,112,898	-
Interest expense Lapis	460,000	-	-	-	-
Principal Lapis Note	45,000,000	-	-	-	-
Developer advance repayments	610,968	-	-	91,276	-
Payments to Westerly Creek	613,919	463,711	616,459	616,459	653,606
Other	-	-	-	-	-
	93,373,800	47,990,490	25,234,555	51,347,412	50,440,624
Revenue over / (under) expenditures	(31,320,409)	15,755,412	36,874,736	12,700,181	13,111,969
OTHER FINANCING SOURCES / (USES)					
Bond proceeds	43,919,899	-	-	221,865,000	-
Bond refunding	-	-	-	(249,187,962)	-
Premium on bonds	2,971,974	-	-	17,416,512	-
Transfers (to) / from general fund	816,996	700,000	-	700,000	700,000
	47,708,869	700,000	-	(9,206,450)	700,000
Change in fund balance	16,388,460	16,455,412	36,874,736	3,493,731	13,811,969
Beginning fund balance	2,530,796	21,304,636	18,919,256	18,919,256	22,412,987
Ending fund balance - Restricted	$ 18,919,256	$ 37,760,048	$ 55,793,992	$ 22,412,987	$ 36,224,956

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
CAPITAL FUND
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 08/31/2025	Estimate 2025	Adopted Budget 2026
REVENUE					
System development fees	$ -	$ -	$ -	$ -	$ -
DURA revenue	915,377	1,500,000	163,013	175,000	-
Aurora Use tax	436,411	650,000	-	-	-
Other income	494,286	25,000	236,520	450,000	125,000
	1,846,074	2,175,000	399,533	625,000	125,000
EXPENDITURES					
Trunk infrastructure	-	-	8,796	10,000	-
Trunk open space infrastructure	-	3,200,000	209,222	1,375,000	1,825,000
Intract infrastructure	6,379,354	20,400,000	2,191,455	3,600,000	20,000,000
Denver water infrastructure	-	1,000	-	1,000	-
Trustee Fees	-	26,700	19,050	26,700	26,700
Insurance	-	15,000	15,973	16,000	16,000
Dues	-	1,500	1,114	1,500	1,500
CCD/City of Aurora Review/Monitoring Fees	-	10,500	10,500	10,500	10,500
Accounting services	-	18,000	6,743	20,000	20,000
Repay developer advances- principal	417,315	-	-	-	-
Repay developer advances- interest	19,096	1,000,000	-	-	-
Infrastructure repairs	78,508	300,000	7,121	71,748	200,000
Debt issuance costs	370,626	-	-	550,000	-
Other	-	10,000	6,867	10,000	10,000
	7,264,899	24,982,700	2,476,841	5,692,448	22,109,700
Revenue in excess / (under) expenditures	(5,418,825)	(22,807,700)	(2,077,308)	(5,067,448)	(21,984,700)
OTHER FINANCING SOURCES / (USES)					
Developer advances received / (paid and/or converted)	-	12,316,456	-	-	-
Bond proceeds	15,166,332	-	-	15,000,000	-
Transfers (to) / from general fund	(59)	1,000	(12,632)	(12,632)	1,000
	15,166,273	12,317,456	(12,632)	14,987,368	1,000
Change in fund balance	9,747,448	(10,490,244)	(2,089,940)	9,919,920	(21,983,700)
Beginning fund balance	2,317,716	10,490,244	12,065,164	12,065,164	21,985,084
Ending fund balance - Assigned	$ 12,065,164	$ -	$ 9,975,224	$ 21,985,084	$ 1,384