

SANTA FE PARK AUTHORITY

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**SANTA FE PARK AUTHORITY
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 7,436,036	\$ 1,933,717	\$ 1,737,912
REVENUES			
Intergovernmental revenues - District No. 1	10,922	200,237	264,159
Intergovernmental revenues - District No. 1 - Regional	4,368	74,032	105,608
Intergovernmental revenues - District No. 3 - Regional	403	14,751	33,681
Interest Income	146,078	79,068	90,500
Developer advance	5,968,821	3,438	2,527,891
Other Revenue	1	-	28,525
Total revenues	<u>6,130,593</u>	<u>371,526</u>	<u>3,050,364</u>
TRANSFERS IN	<u>-</u>	<u>6,860</u>	<u>-</u>
Total funds available	<u>13,566,629</u>	<u>2,312,103</u>	<u>4,788,276</u>
EXPENDITURES			
General Fund	51,506	34,371	55,000
Debt Service Fund	502,536	525,375	550,000
Capital Projects Fund	11,078,870	7,585	2,500,000
Total expenditures	<u>11,632,912</u>	<u>567,331</u>	<u>3,105,000</u>
TRANSFERS OUT	<u>-</u>	<u>6,860</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>11,632,912</u>	<u>574,191</u>	<u>3,105,000</u>
ENDING FUND BALANCES	<u>\$ 1,933,717</u>	<u>\$ 1,737,912</u>	<u>\$ 1,683,276</u>
EMERGENCY RESERVE	\$ -	\$ 400	\$ 900
AVAILABLE FOR OPERATIONS	26,682	-	-
SURPLUS FUND (MAX OF \$1,430,000)	754,192	900,000	1,430,000
CAPITALIZED INTEREST	1,129,758	630,000	111,625
TOTAL RESERVE	<u>\$ 1,910,632</u>	<u>\$ 1,530,400</u>	<u>\$ 1,542,525</u>

See Summary of Significant Assumptions

**SANTA FE PARK AUTHORITY
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31, 2025**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (28,296)	\$ 26,682	\$ 400
REVENUES			
Intergovernmental revenues - District No. 1 - Regional	727	7,231	17,593
Intergovernmental revenues - District No. 3 - Regional	65	2,780	5,616
Interest Income	558	1,500	500
Developer advance	105,133	3,438	27,891
Other Revenue	1	-	3,900
Total revenues	106,484	14,949	55,500
Total funds available	78,188	41,631	55,900
EXPENDITURES			
General and administrative			
Accounting	25,373	20,841	20,000
Auditing	5,500	5,500	7,100
Dues and Membership	300	309	500
Insurance	2,576	2,521	3,000
Legal	17,585	5,000	20,000
Election	22	-	-
Contingency	-	-	3,900
Website	150	200	500
Total expenditures	51,506	\$ 34,371	\$ 55,000
TRANSFERS OUT			
Transfers to other fund	-	6,860	-
Total expenditures and transfers out requiring appropriation	51,506	\$ 41,231	\$ 55,000
ENDING FUND BALANCES	\$ 26,682	\$ 400	\$ 900
EMERGENCY RESERVE	\$ -	\$ 400	\$ 900
AVAILABLE FOR OPERATIONS	26,682	-	-
TOTAL RESERVE	\$ 26,682	\$ 400	\$ 900

See Summary of Significant Assumptions

**SANTA FE PARK AUTHORITY
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 2,283,012	\$ 1,906,322	\$ 1,737,512
REVENUES			
Interest Income	110,945	77,556	90,000
Intergovernmental revenues - District No. 1	10,922	200,237	264,159
Intergovernmental revenues - District No. 1 - Regional	3,641	66,801	88,015
Intergovernmental revenues - District No. 3 - Regional	338	11,971	28,065
Other Revenue	-	-	24,625
Total revenues	<u>125,846</u>	<u>356,565</u>	<u>494,864</u>
Total funds available	<u>2,408,858</u>	<u>2,262,887</u>	<u>2,232,376</u>
EXPENDITURES			
General and administrative			
Paying agent fees	-	7,000	7,000
Contingency	-	-	24,625
Debt Service			
Bond interest	<u>502,536</u>	<u>518,375</u>	<u>518,375</u>
Total expenditures	<u>502,536</u>	<u>525,375</u>	<u>550,000</u>
Total expenditures and transfers out requiring appropriation	<u>502,536</u>	<u>525,375</u>	<u>550,000</u>
ENDING FUND BALANCES	<u>\$ 1,906,322</u>	<u>\$ 1,737,512</u>	<u>\$ 1,682,376</u>
SURPLUS FUND (MAX OF \$1,430,000)	\$ 754,192	\$ 900,000	\$ 1,430,000
CAPITALIZED INTEREST	<u>1,129,758</u>	<u>630,000</u>	<u>111,625</u>
TOTAL RESERVE	<u>\$ 1,883,950</u>	<u>\$ 1,530,000</u>	<u>\$ 1,541,625</u>

See Summary of Significant Assumptions

**SANTA FE PARK AUTHORITY
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 5,181,320	\$ 713	\$ -
REVENUES			
Interest Income	34,575	12	-
Developer advance	5,863,688	-	2,500,000
Total revenues	<u>5,898,263</u>	<u>12</u>	<u>2,500,000</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>6,860</u>	<u>-</u>
Total funds available	<u>11,079,583</u>	<u>7,585</u>	<u>2,500,000</u>
EXPENDITURES			
General and Administrative			
Accounting	2,398	-	5,000
Capital Projects			
Repay developer advance	5,157,739	-	-
Bond issue costs	44,000	-	-
Engineering	11,045	7,585	30,000
Capital outlay	5,863,688	-	2,465,000
Total expenditures	<u>11,078,870</u>	<u>7,585</u>	<u>2,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>11,078,870</u>	<u>7,585</u>	<u>2,500,000</u>
ENDING FUND BALANCES	<u>\$ 713</u>	<u>\$ -</u>	<u>\$ -</u>

See Summary of Significant Assumptions

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Santa Fe Park Authority (The Authority), a quasi-municipal corporation and a political subdivision of the State of Colorado, was formed pursuant to Sections 29-1-203.5 C.R.S., and the Agreement Establishing the Santa Fe Park Authority (the Establishment Agreement) dated August 22, 2023, entered into and among the Santa Fe Park Metropolitan District No. 1 and the Santa Fe Park Metropolitan District No. 3 (collectively, the Districts).

The Authority was established for the purposes of incurring financial obligations on behalf of the Districts and providing the authorized public improvements and services. The Districts were established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

Under the Establishment Agreement, each District shall transfer certain revenues received by it to fund obligations issued by the Authority.

The Authority has no employees, and all administrative functions are contracted.

The Authority 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

Developer Advance

The Authority is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the Authority is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Intergovernmental Revenues

Pursuant to the Senior Capital Pledge Agreement and the Operating Agreement with the Districts, property taxes generated from the mills levied by the Districts are to be transferred to the Authority to fund debt service on the 2023 Bonds and fund the administrative costs of the Authority.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the Authority's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included in the budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule.

Capital Outlay

The Authority anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

2023 Bonds

The Authority issued bonds on December 12, 2023. In the par amounts of \$7,150,000 and \$891,000, respectively, for the Limited Tax Supported Revenue (District Nos. 1 and 3) Bonds, Series 2023A (the Senior Bonds) and Subordinate Limited Tax Supported Revenue (District No. 1) Bonds, Series 2023B (the Subordinate Bonds, and together with the Senior Bonds, the Bonds).

The Bonds may be subject to acceleration pursuant to mandatory redemption provisions as described in the applicable Indenture and do not have any unused lines of credit. No assets have been pledged as collateral on the Bonds.

Proceeds of the Bonds

Proceeds from the sale of the Bonds were used to finance certain public improvements to serve the Development. A portion of the proceeds from the sale of the Senior Bonds were also used to fund capitalized interest on the Senior Bonds, the Initial Deposit to the Surplus Fund, and the costs of issuing the Bonds.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - Continued

2023 Bonds - Continued

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the Authority, on December 1, 2028, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2028, to November 30, 2029	3.00%
December 1, 2029, to November 30, 2030	2.00
December 1, 2030, to November 30, 2031	1.00
December 1, 2031, and thereafter	0.00

Senior Bonds Details

The Senior Bonds bear interest at 7.25%, payable semi-annually on June 1 and December 1, beginning on June 1, 2024. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2029. The Bonds mature on December 1, 2053.

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 1, 2061. To the extent interest on any Senior Bond is not paid when due, such interest shall compound semiannually on each Interest Payment Date, at the rate then borne by the Senior Bond. All of the Senior Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 1, 2061, regardless of the amount of principal and interest paid prior to December 1, 2061.

Events of default occur if the Authority fails to apply the Senior Pledged Revenues as required by the Senior Indenture, or District No. 1 fails to impose the Senior District No. 1 Required Mill Levy or Regional Debt Mill Levy or to apply the revenues resulting therefrom as required by the Senior Pledge Agreement, or District No. 3 fails to impose the Regional Debt Mill Levy or to apply the revenues resulting therefrom as required by the Senior Pledge Agreement and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture. Acceleration of the Senior Bonds shall not be an available remedy for an Event of Default.

Senior Pledged Revenue

The Senior Bonds are secured by and payable from Senior Pledged Revenue which is the moneys derived by the Authority from the following sources: (a) all Senior Property Tax Revenues, net of the collection costs of the County, (b) all Senior Specific Ownership Tax Revenues, (c) all Senior PILOT Revenues, and (d) any other legally available moneys which the Authority determines to credit to the Senior Bond Fund. For the purpose of generating the Senior Pledged Revenue, District No. 1 has covenanted to levy the Senior District No. 1 Required Mill Levy and District Nos. 1 and 3 have each covenanted to levy the Regional Debt Mill Levy in the amount of 10 mills, subject to adjustment.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - Continued

2023 Bonds - Continued

Senior District No. 1 Required Mill Levy

The Senior District No. 1 Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of District No. 1 each year in an amount determined by the Authority which would generate Senior Property Tax Revenues which, together with Senior Property Tax Revenues generated from the Regional Debt Mill Levy, would equal the Annual Financing Costs for such year of collection but not in excess of 30 mills, as adjusted for changes in the method of calculating assessed valuation after January 1, 2021. For so long as the amount in the Surplus Fund is less than the Maximum Surplus Amount, the Senior District No. 1 Required Mill Levy shall be 30 mills, as adjusted.

Additional Security for the Senior Bonds

The Senior Bonds are also secured by capitalized interest which was funded from proceeds of the Senior Bonds in the amount of \$1,555,125 and the Surplus Fund which was partially funded with proceeds of the Senior Bonds in the amount of the Initial Deposit of \$715,000. The balance in the capitalized interest account as of December 31, 2023, was \$1,559,158.15. Senior Pledged Revenue that is not needed to pay debt service of the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$1,430,000. The balance in the Surplus Fund as of December 31, 2023, was \$716,854.30.

Subordinate Bonds Details

The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Rather, principal on the Subordinate Bonds is payable annually on each December 15, commencing December 15, 2024, from, and to the extent of Subordinate Pledged Revenue on deposit, if any, in the Subordinate Bond Fund. The Subordinate Bonds mature on December 15, 2053.

The Subordinate Bonds bear interest at the rate of 9.25% per annum payable annually on each December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2024. To the extent principal of any Subordinate Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 15, 2061. In the event interest on any Subordinate Bond is not paid when due, such interest is to compound annually on each December 15, 2024, at the rate then borne by the Subordinate Bond. All of the Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 15, 2061, regardless of the amount of principal and interest paid prior to December 15, 2061.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - Continued

2023 Bonds - Continued

Subordinate Bonds Details (Continued)

Events of default occur if the Authority fails to apply the Subordinate Pledged Revenues as required by the Subordinate Indenture, or District No. 1 fails to impose the Subordinate District No. 1 Required Mill Levy or the Regional Debt Mill Levy or to apply the revenues resulting therefrom as required by the Subordinate Pledge Agreement, or District No. 3 fails to impose the Regional Debt Mill Levy or to apply the revenues resulting therefrom as required by the Subordinate Pledge Agreement and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Subordinate Indenture. Acceleration of the Subordinate Bonds shall not be an available remedy for an Event of Default.

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable from Subordinate Pledged Revenue which is the moneys derived by the Authority from the following sources: (a) all Subordinate Property Tax Revenues derived from the imposition by District No. 1 of the Subordinate District No. 1 Required Mill Levy, net of the collection costs of the County, (b) all Subordinate Specific Ownership Tax Revenues, (c) all Subordinate PILOT Revenues, (d) all Subordinate Regional Debt Mill Levy Revenue, (e) any amounts released from the Senior Surplus Fund, and (f) any other legally available moneys which the Authority determines to credit to the Subordinate Bond Fund. Unlike the Senior Bonds, District No. 3 is not a party to the Subordinate Pledge Agreement and no revenues generated by District No. 3 are pledged to the payment of the Subordinate Bonds.

Subordinate District No. 1 Required Mill Levy

The Subordinate District No. 1 Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of District No. 1 each year in an amount equal to: (i) 30 mills, as adjusted, less the then applicable District No. 1 Senior Obligation Mill Levy, or (ii) such lesser amount determined by the Authority which would generate Subordinate Property Tax Revenues and Subordinate PILOT Revenues (if any) which, would be sufficient to pay the Subordinate Bonds in full in the year of collection. In no event may the Subordinate District No. 1 Required Mill Levy imposed for the payment of Financing Costs of a Limited Obligation exceed 50 mills (without adjustment), less the Regional Debt Mill Levy.

Maturity of the Bonds

Due to the cash flow nature of the Subordinate Bonds that are payable only to the extent of Subordinate Pledged Revenue available, principal and interest payments on the Subordinate Bonds cannot be predicted with certainty and are not presented in the maturity schedule.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - Continued

The following is an analysis of the District's developer advance obligations through the year-ended December 31, 2026:

	<u>Balance at December 31, 2024</u>	<u>Additions*</u>	<u>Repayments*</u>	<u>*Balance at December 31, 2025</u>
Developer Advances:				
Operating	\$ 107,147	\$ 3,438	\$ -	\$ 110,585
Capital	732,065	-	-	732,065
Accrued Interest:				
Operating	2,377	8,709	-	11,086
Capital	38,109	58,565	-	96,674
	<u>\$ 879,698</u>	<u>\$ 70,712</u>	<u>\$ -</u>	<u>\$ 853,736</u>
	<u>*Balance at December 31, 2025</u>	<u>Additions*</u>	<u>Repayments*</u>	<u>*Balance at December 31, 2026</u>
Developer Advances:				
Operating	\$ 110,585	\$ 27,891	\$ -	\$ 138,476
Capital	732,065	2,500,000	-	3,232,065
Accrued Interest:				
Operating	11,086	9,962	-	21,049
Capital	96,674	158,565	-	255,239
	<u>\$ 853,736</u>	<u>\$ 2,537,853</u>	<u>\$ -</u>	<u>\$ 3,391,590</u>

* Estimate

The District has no operating or capital leases.

Reserves

Surplus Fund

The District is funding the Surplus Fund to an amount of \$1,430,000, as required by the 2023 Bonds.

Emergency Reserve

TABOR required local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. The Authority has provided for an emergency reserve equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.

**SANTA FE PARK AUTHORITY
2026 BUDGET
SCHEDULE OF DEBT SERVICE TO MATURITY**

\$7,150,000
Limited Tax Supported Revenue Bonds
Series 2023, Dated December 12, 2023
Interest Rate 7.25%
Interest Payable
June 1 and December 1
Principal Payable December 1

Year	Principal	Interest	Total
2026	\$ -	\$ 518,375	\$ 518,375
2027	-	518,375	518,375
2028	-	518,375	518,375
2029	25,000	518,375	543,375
2030	60,000	516,562	576,562
2031	60,000	512,213	572,213
2032	80,000	507,862	587,862
2033	85,000	502,063	587,063
2034	100,000	495,900	595,900
2035	110,000	488,650	598,650
2036	130,000	480,675	610,675
2037	140,000	471,250	611,250
2038	160,000	461,100	621,100
2039	175,000	449,500	624,500
2040	200,000	436,812	636,812
2041	215,000	422,313	637,313
2042	240,000	406,725	646,725
2043	260,000	389,325	649,325
2044	290,000	370,475	660,475
2045	310,000	349,450	659,450
2046	345,000	326,975	671,975
2047	375,000	301,962	676,962
2048	415,000	274,775	689,775
2049	445,000	244,688	689,688
2050	490,000	212,425	702,425
2051	525,000	176,900	701,900
2052	580,000	138,838	718,838
2053	1,335,000	96,787	1,431,787
Total	<u>\$ 7,150,000</u>	<u>\$ 11,107,725</u>	<u>\$ 18,257,725</u>

See Summary of Significant Assumptions