

HYLAND VILLAGE METROPOLITAN DISTRICT

2026 Budget Message

Introduction

Hyland Village Metropolitan District (“District”) was organized in February 2007 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure including park and recreation, water, sanitary sewer, street, safety protection, fire protection, and mosquito control facilities and services described in the District’s Service Plan. When appropriate, these improvements will be dedicated to the City of Westminster, Jefferson County or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2026 budget was prepared in accordance with Colorado Budget Law. The budget reflects the projected spending plan for the 2026 fiscal year based on available revenues. This budget provides for the general operations of the District, as well as debt service.

The District’s net assessed value decreased to \$8,892,220 from \$9,182,682. The District’s mill levy has been set at 31.840 mills for taxes collected in the 2026 fiscal year. 27.832 mills have been dedicated to Debt Service Fund and the remainder to the General Fund.

Budgetary Basis of Accounting

The District uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District’s funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

General Fund is used to account for resources traditionally associated with government such as property taxes, and specific ownership taxes. Expenditures include district administration, legal services, and other expenses related to statutory operations of a local government.

Debt Service Fund is used to account for the issuance of District debt. In 2010 the District was notified that it was in default under the 2008 bond covenants, the letter of credit provider purchased the bonds outstanding under the letter of credit agreement and the District’s swap agreement was terminated. The Bonds now carry an interest rate of prime rate plus 300 basis points not to exceed 10%. The letter of credit provider sold the bonds in 2014 to investors. During 2014 some of the landowners in the District sold their interests to other owners and development began on single family housing. The Debt Service Budget reflects the amount of interest the District is able to pay in 2026 based on 27.832 mills and WEDA reimbursement. The District currently has \$4,770,000 in principal remaining on the Limited Tax General Obligation Variable Rate Bonds, Series 2008. Due to the uncertainty of future principal and interest payments no schedule is presented.

Emergency Reserve

As required by Section 20 of Article X of the Colorado Constitution (“TABOR”), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

Property Tax Revenue Growth Limitation (5.25%)

Pursuant to SB24-233 and HB24B-1001, beginning with the 2026 budget year, the District is subject to a statutory 5.25% Property Tax Revenue Growth Limitation. This limitation restricts annual growth in the District’s qualified property tax revenue, which excludes revenue attributable to voter-approved debt service, new construction, changes in valuation due to law, and other statutorily excluded categories. The District has evaluated this limitation and prepared the budget in compliance with the allowable revenue growth. Debt service mill levies are excluded from the 5.25% limitation and continue to be levied as necessary to meet bond obligations.

HYLAND VILLAGE METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024		2025		2026
	Adopted Budget		Adopted Budget		Adopted Budget
Assessed Valuation	\$ 14,488,126	\$	14,306,566	\$	13,769,186
TIF Increment	5,194,296		5,123,884		4,876,966
Net Assessed Valuation	9,293,830		9,182,682		8,892,220
Property Tax Credit Adjustment	678,040		678,040		-
Mill Levy					
General Fund	4.008		4.008		4.008
Debt Service Fund	25.693		25.693		27.832
Incremental Debt Service Mill Adjustment	1.874		1.874		-
Adjusted Debt Service Levy	27.567		27.567		27.832
Total Mill Levy	31.575		31.575		31.840
Property Taxes					
General Fund	\$ 37,250	\$	36,804	\$	35,640
Debt Service Fund	256,203		253,139		247,488
Actual/Budgeted Property Taxes	\$ 293,453	\$	289,943	\$	283,128

HYLAND VILLAGE METROPOLITAN DISTRICT

**GENERAL FUND
2026 Adopted Budget
with 2024 Actual, 2025 Adopted Budget and 2025 Estimated**

	2024 Actual		2025 Adopted Budget		2025 Estimated		2026 Adopted Budget	
BEGINNING FUND BALANCE	64,329	\$	76,804	\$	73,085	\$	82,700	
REVENUE								
Property Tax Revenue	35,958		36,804		36,804		35,640	
Specific Ownership Taxes	3,732		3,500		3,500		3,500	
Interest Income	4		-		73		50	
Total Revenue	39,694		40,304		40,377		39,190	
Total Funds Available	104,023		117,108		113,462		121,890	
EXPENDITURES								
Election	118		2,000		2,000		1,000	
Insurance/SDA Dues	4,160		3,700		3,700		3,700	
Legal	9,313		11,000		11,000		11,000	
Management	5,530		5,700		5,700		5,900	
Accounting	10,167		6,700		6,700		6,800	
Miscellaneous	1,111		1,100		1,100		1,100	
Treasurer's Fees	539		552		562		535	
Contingency	-		10,000		-		10,000	
Emergency Reserve	-		1,209		-		1,176	
Total Expenditures	30,938		41,961		30,762		41,210	
Total Expenditures Requiring Appropriation	30,938		41,961		30,762		41,210	
ENDING FUND BALANCE	\$	73,085	\$	75,147	\$	82,700	\$	80,680

HYLAND VILLAGE METROPOLITAN DISTRICT

DEBT SERVICE FUND 2026 Adopted Budget with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Amended Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 9,710	\$ 15,273	\$ 15,273	\$ 13,780
REVENUE				
Property Tax Revenue	247,321	257,507	257,507	247,488
Specific Ownership Taxes	25,665	23,000	23,000	15,000
WEDA Reimbursement	152,768	227,000	227,000	215,000
Interest Income	301	1,000	1,000	500
Total Revenue	426,055	508,507	508,507	477,988
Total Funds Available	435,765	523,780	523,780	491,768
EXPENDITURES				
Bond Interest	414,570	503,900	503,900	430,000
Bond Principal	-	-	-	55,764
Paying Agent/Trustee Fees	2,211	2,232	2,232	2,232
Treasurer's Fees	3,710	3,868	3,868	3,712
Total Expenditures	420,492	510,000	510,000	491,708
Total Expenditures Requiring Appropriation	420,492	510,000	510,000	491,708
ENDING FUND BALANCE	\$ 15,273	\$ 13,780	\$ 13,780	\$ 60