



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – December 17th, 2025

**1001 11th Avenue
Council Chambers Overflow 103, City Center South**

4:30 p.m.

I. Call to Order - Roll Call

II. Approval of Minutes - from October 8th, 2025, meeting

III. Items of Business

- A. Resolution 2025.01 Resolution to Adopt 2026 Budget - presented by N. Mosley
- B. Resolution 2025.02 Resolution to Adopt Sums of Money - presented by N. Mosley
- C. Civic Campus Update – presented by K. Johnson

IV. Board Member Comments/Reports

V. Staff Report

VI. Adjournment

Next Meeting: January 14th, 2026 @ 4:30 p.m.

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2026 Greeley Urban Renewal Authority Budget

Nathan Mosley, Director of Budget & Policy
Brandon McEldowney, Budget Analyst II
GURA Commissioner Meeting, November 12, 2025



Agenda

- GURA Budget Summary
- TIF Budgets
 - 10th Street Corridor
 - Great Western Sugar
 - Greeley Mall
 - East 8th Street
- GURA Operating Budget
- Purpose: To adopt and appropriate funds for fiscal year 2026

GURA Budget Summary

- Total Budget

Beginning Fund Balance	\$28,371,878
Revenues	\$13,782,213
Expenditures	\$9,273,026
Ending Fund Balance	\$32,881,065

- Updated Format
 - Increased transparency around individual TIF areas & operating budget

10th Street Corridor

Beginning Fund Balance	\$2,976,839
Revenues	\$599,806
Expenditures	\$5,099
Ending Fund Balance	\$3,571,546

Great Western Sugar

Beginning Fund Balance	\$22,632,023
Revenues	\$12,731,137
Expenditures	\$9,247,085
Ending Fund Balance	\$26,116,075

- Expenditures Breakout
 - Leprino - \$7,490,169
 - Ash Park & Recreation District - \$1,572,972
 - 1.5% County Fee - \$183,944

Greeley Mall

Beginning Fund Balance	\$255,107
Revenues	\$5,737
Expenditures	\$60
Ending Fund Balance	\$260,785

East 8th Street

Beginning Fund Balance	\$1,683,134
Revenues	\$429,038
Expenditures	\$3,632
Ending Fund Balance	\$2,108,541

GURA Operating Budget

Beginning Fund Balance	\$824,773
Revenues	\$16,495
Expenditures	\$17,150
Ending Fund Balance	\$824,118

- Expenditures Breakout
 - Legal - \$17,000
 - Office Supplies - \$150

Recommendation

Recommendation: Motion to approve the two resolutions; Resolution 2025-01, to adopt the budget and resolution 2025-02, to appropriate sums of money.

Thank you





Date: December 10, 2025

To: Greeley Urban Renewal Authority Board of Commissioners

From: Brian McBroom, Director of Community Development and Interim Director of Economic Development and Urban Revitalization

RE: 2026 Greeley Urban Renewal Authority Budget

As an independent government authority, Colorado statutes (29-1-103(1)(e), C.R.S.) require the Greeley Urban Renewal Authority (GURA) to adopt and submit an annual budget to the State of Colorado, Division of Local Government (DOLA).

The December 10, 2025, GURA board meeting provided the required public hearing for receipt of public comment on the proposed budget. Adoption of the budget and appropriation of funds will occur by resolution following the public hearing. All funds in the 2026 budget are based on 2024 audited and 2025 projected amounts. The audit is done by external auditors hired by the City of Greeley.

The GURA budget only reflects the revenues and expenditures related to the following tax increment areas:

- 10th Street Corridor
- Great Western Sugar
- Greeley Mall
- East 8th Street

In addition to these four (4) special revenue funds, there is one general operating fund to account for GURA operating expenses not specifically associated with an individual tax increment area.

Fiscal Year 2026 is the first time that each tax increment area has been budgeted individually. This will allow for better tracking of revenues and expenses as well as more clarity and transparency around the available fund balances for each area.

The following are descriptions of the budget for each tax increment area:

Great Western Sugar – The 2026 budget is based on a projected beginning fund balance of \$22,632,023. Revenues are projected at \$12,731,137 and include property taxes and interest earnings. Expenditures are expected to be \$9,247,085 and include tax increment share-backs to Leprino and Ash Park Recreation District as well as the 1.5% fee charged by Weld County. The projected ending balance is \$26,116,075.

Greeley Mall – The 2026 budget is based on a projected beginning balance of \$255,107. The mall is projected to generate \$635 in property tax and \$5,102 in interest earnings for a total of \$5,737. The only expected expense for the Greeley Mall area is the 1.5% Weld County fee which is projected to be \$60. The projected ending fund balance is \$260,785.

10th Street – The 2026 10th Street budget is based on a projected beginning balance of \$2,976,839. Revenues include both property tax and interest earnings and are projected at \$599,806. The only expected expense for the 10th Street area is the 1.5% Weld County fee which is projected to be \$5,099. The projected ending fund balance is \$3,571,546.

East 8th Street – The 2026 budget is based on a projected beginning fund balance of \$1,683,134. East 8th Street is projected to generate \$395,375 in property taxes and \$33,663 in interest earnings for a total projected revenue of \$429,038. The only expected expense for the East 8th Street area is the 1.5% Weld County fee which is projected to be \$3,632. The projected ending fund balance is \$2,108,541.

GURA Operating – The 2026 operating budget is based on a projected beginning fund balance of \$824,773. The operating fund is projected to generate \$16,495 in interest revenue in 2026. Expenses are projected at \$17,150 and include \$17,000 in legal expenses and \$150 for office supplies.

Recommendation: Staff recommends that the GURA Board of Commissioners approve the resolutions to adopt and appropriate the 2026 budget as proposed.

Attachments:

1. 2026 GURA Budget Tables
2. 2026 Budget Message
3. 2026 Resolution to Adopt Budget
4. 2026 Resolution to Appropriate Sums of Money

**AUDITED 2024 ONLY
CITY OF GREELEY COMPONENT UNIT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

2024 AUDITED NUMBERS	151					150	150+151	Notes
	All TIFS 2024	10TH STREET 2024	GREAT WESTERN 2024	GREELEY MALL 2024	EAST 8TH STREET 2024			
For the Year ended								
Revenue:								
Taxes								
Property	18,168,202.00	330,562.00	17,608,700.00	-	228,940.00		18,168,202.00	*150+151 = Special Revenue Fund's Revenues & Expenditures Fund Balance off by \$28.7K
Miscellaneous revenue:								Revenues/Expenditures match General Accounting
Interest and investment earnings	985,368.00	125,278.00	779,763.00	12,483.00	67,844.00	14,659.12	1,000,027.12	Fund Balance matches Allena's worksheet
Sale of Property	29,462.00	-	29,462.00	-	-	148,975.00	178,437.00	*Except for 10th Street
	1,014,830.00	125,278.00	809,225.00	12,483.00	67,844.00	163,634.12	1,178,464.12	
TOTAL REVENUE	19,183,032.00	455,840.00	18,417,925.00	12,483.00	296,784.00	163,634.12	19,346,666.12	19,346,666.12 MATCHES ACFR
Expenditures								
Tax Increment	11,668,799.00	-	11,668,799.00	-	-	476,099.52	12,144,898.52	\$ 11,668,799
Intergovernmental	1,024,564.00	-	1,024,564.00	-	-	15,868.00	1,040,432.00	\$ 1,500,664
County Fee 1.5%	272,934.00	4,958.00	264,130.00	-	3,846.00	2,048.01	274,982.01	\$ 290,850
TOTAL EXPENDITURES	12,966,297.00	4,958.00	12,957,493.00	-	3,846.00	494,015.53	13,460,312.53	13,460,312.53 MATCHES ACFR
Fund Balance -January 1	18,401,393.50	2,117,982.86	14,939,170.64	231,791.00	1,112,449.00	1,159,572.50	19,560,966.00	19,560,966.41 \$ 19,560,966
Fund Balance -December 31	24,618,128.50	2,568,864.86	20,399,602.64	244,274.00	1,405,387.00	829,191.09	25,447,319.59	25,447,320.00 \$ 25,447,320 (0.41)
Cash Balance 1.1.25		2,568,864.86	9,310,711.64	244,274.30	1,405,387.16	867,329.73		
Variance		-	11,088,891.00	(0.30)	(0.16)	(38,138.64)		
		Cash Balance \$	9,310,712					
		Ironwood Transfer - Recorded in 2024 \$	(1,024,564)					
		Leprino Over Payment \$	12,113,455					
		1.1.25 Balance \$	20,399,603					

**GREELEY URBAN RENEWAL AUTHORITY SUMMARY
CITY OF GREELEY COMPONENT UNIT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026		
Revenue:					
Taxes					
Property	18,168,202.00	12,489,460.60	13,214,776.04	13,231,271.50	
Miscellaneous revenue:					
Interest and investment earnings	985,368.00	549,885.71	550,942.09	567,437.55	
Sale of Property	29,462.00	-	-	-	
	<u>1,014,830.00</u>	<u>549,885.71</u>	<u>550,942.09</u>	16,495.46	
				550,942.09	
TOTAL REVENUE	19,183,032.00	13,039,346.31	13,765,718.12	13,782,213.58	
Expenditures					
Tax Increment	11,668,799.00	7,590,657.00	7,490,169.00	7,490,169.00	
Intergovernmental	1,024,564.00	2,332,592.36	1,572,972.00	1,589,972.00	
County Fee 1.5%	272,934.00	187,121.17	192,734.81	192,734.81	
				150.00	
TOTAL EXPENDITURES	12,966,297.00	10,110,370.53	9,255,875.81	9,273,025.81	
				17,150.00	
Fund Balance -January 1	18,401,393.50	24,618,128.50	27,547,104.28	28,371,877.30	32,881,065.08
Fund Balance -December 31	24,618,128.50	27,547,104.28	32,056,946.60	32,881,065.08	

Interest Income Assumption: 2.00%
Expenditure Increase Assumption 3.00%

10TH STREET TIF

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	330,562.00	330,037.80	540,269.14
Miscellaneous revenue:			
Interest and investment earnings	125,278.00	82,886.78	59,536.78
Sale of Property	-	-	-
	125,278.00	82,886.78	59,536.78
TOTAL REVENUE	455,840.00	412,924.58	599,805.92
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	4,958.00	4,950.47	5,098.98
TOTAL EXPENDITURES	4,958.00	4,950.47	5,098.98
		407,974.11	
Fund Balance -January 1	2,117,982.86	2,568,864.86	2,976,838.97
Fund Balance -December 31	2,568,864.86	2,976,838.97	3,571,545.90

Interest Income Assumption: 2.00%
 Expenditure Increase Assumption 3.00%

GREAT WESTERN SUGAR

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026	Interest Income Assumption:	2.00%
				Expenditure Increase Assumption	3.00%
Revenue:					
Taxes					
Property	17,608,700.00	11,920,870.16	12,278,496.26		
Miscellaneous revenue:					
Interest and investment earnings	779,763.00	413,386.51	452,640.47		
Sale of Property	29,462.00	-	-		
	809,225.00	413,386.51	452,640.47		
TOTAL REVENUE	18,417,925.00	12,334,256.67	12,731,136.73		
Expenditures					
Tax Increment	11,668,799.00	7,590,657.00	7,490,169.00		
Intergovernmental	1,024,564.00	2,332,592.36	1,572,972.00		
County Fee 1.5%	264,130.00	178,586.50	183,944.10		
TOTAL EXPENDITURES	12,957,493.00	10,101,835.86	9,247,085.10		
Fund Balance -January 1	14,939,170.64	20,399,602.64	22,632,023.45		
Fund Balance -December 31	20,399,602.64	22,632,023.45	26,116,075.09		

GREELEY MALL TIF

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	-	3,482.27	635.18
Miscellaneous revenue:			
Interest and investment earnings	12,483.00	7,409.42	5,102.15
Sale of Property	-	-	-
	<u>12,483.00</u>	<u>7,409.42</u>	<u>5,102.15</u>
TOTAL REVENUE	12,483.00	10,891.69	5,737.33
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	-	58.21	59.96
TOTAL EXPENDITURES	-	58.21	59.96
Fund Balance -January 1	231,791.00	244,274.00	255,107.48
Fund Balance -December 31	244,274.00	255,107.48	260,784.86

Interest Income Assumption: 2.00%
 Expenditure Increase Assumption 3.00%

EAST 8TH STREET TIF

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	228,940.00	235,070.37	395,375.45
Miscellaneous revenue:			
Interest and investment earnings	67,844.00	46,203.00	33,662.69
Sale of Property	-	-	-
	<u>67,844.00</u>	<u>46,203.00</u>	<u>33,662.69</u>
TOTAL REVENUE	296,784.00	281,273.37	429,038.14
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	3,846.00	3,525.99	3,631.77
TOTAL EXPENDITURES	3,846.00	3,525.99	3,631.77
Fund Balance -January 1	1,112,449.00	1,405,387.00	1,683,134.38
Fund Balance -December 31	1,405,387.00	1,683,134.38	2,108,540.75

Interest Income Assumption: 2.00%
 Expenditure Increase Assumption 3.00%

GURA OPERATING

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	-	-	-
Miscellaneous revenue:			
Interest and investment earnings	14,659	7,162	16,495
Other	148,975	-	-
	<u>163,634</u>	<u>7,162</u>	<u>16,495</u>
TOTAL REVENUE	163,634	7,162	16,495
Expenditures			
Intergovernmental	476,100	-	-
Legal	15,868	11,303	17,000
Utilities	2,048	152	-
Office Supplies	-	125	150
	<u>494,016</u>	<u>11,580</u>	<u>17,150</u>
Fund Balance -January 1	1,159,573	829,192	824,773
Fund Balance -December 31	829,192	824,773	824,118

Jared 867,329.73 38,138.23

Interest Income Assumption: 2.00%
Expenditure Increase Assumption 3.00%

	2024	2025
Intergovern		
7813 \$	476,100	Operating Bank Rec
7442- Water/Sewer/Stormwater		
7442	367.82	7442 \$ 44 GURA - Nameplate for MC and BS
	367.82	\$ 82 Amazon Office Supplies
	345.95	7415 \$ 6,683 ??? GURA legal Fees
	339.19	\$ (3,603) Hoffman
	333.23	1457.5 Hoffmann, Parker, Wilson & Carberry
	77.11	412.5 Hoffmann, Parker, Wilson & Carberry
	40.52	385 Hoffmann, Parker, Wilson & Carberry
	38.13	357.5 Hoffmann, Parker, Wilson & Carberry
	35.75	990 Hoffmann, Parker, Wilson & Carberry
	34.56	\$ 3,190 GURA Legal Fees -Hoffman Park - Mar to Sep
	33.37	\$ 1,430 Hoffman
Other Purchased Services		7442 41.8
7435 \$	523 Hoffmann, Parker, Wilson, & Carberry P.C.	38
\$	220 Hoffmann, Parker, Wilson, & Carberry P.C.	36.74
\$	550 Hoffmann, Parker, Wilson, & Carberry P.C.	35.46
\$	880 Hoffmann, Parker, Wilson, & Carberry P.C.	
\$	2,310 Hoffmann, Parker, Wilson, & Carberry P.C.	
\$	2,365 Hoffmann, Parker, Wilson, & Carberry P.C.	
\$	385 Hoffman	
\$	3,740 Hoffman	
\$	3190 Hoffmann, Parker, Wilson, & Carberry P.C.	
\$	1705 Hoffmann, Parker, Wilson, & Carberry P.C.	
\$	494,015	

	10th Street TIF	Great Western Sugar TIF	Greeley Mall TIF	East 8th Street TIF	TOTAL	ColoTrust	Difference
Beginning Balance 1.1.2025	\$ 2,568,864.86	\$ 9,310,711.64	\$ 244,274.30	\$ 1,405,387.16	\$ 13,529,237.96	\$ 13,528,837.53	\$ (400.43) December 2024 distributions received in January
January - Property Taxes Received February	\$ 8,751.56	\$ 3,915.09	\$ -	\$ -	\$ 12,666.65		
January - Weld County Fees	\$ (131.27)	\$ (58.71)	\$ -	\$ -	\$ (189.98)		
January - Interest	\$ 9,873.65	\$ 35,786.76	\$ 938.89	\$ 5,401.72	\$ 52,001.02		
January - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
1.31.2025 Balance	\$ 2,587,358.80	\$ 9,350,354.78	\$ 245,213.19	\$ 1,410,788.88	\$ 13,593,715.65	\$ 13,581,306.95	\$ (12,408.70) January distributions received in February
February - Property Taxes Received March	\$ 127,657.97	\$ 192,910.62	\$ 793.07	\$ 27,360.72	\$ 348,722.38		
February - Weld County Fees	\$ (1,914.90)	\$ (2,893.60)	\$ (11.87)	\$ (410.40)	\$ (5,230.77)		
February - Interest	\$ 8,890.54	\$ 32,129.43	\$ 842.56	\$ 4,847.67	\$ 46,710.20		
February - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
2.28.2025 Balance	\$ 2,721,992.41	\$ 9,572,501.23	\$ 246,836.95	\$ 1,442,586.87	\$ 13,983,917.46	\$ 13,640,493.83	\$ (343,423.63) February distributions received in March
March - Property Taxes Received April	\$ 36,627.41	\$ 253,175.65	\$ 1,390.44	\$ 112,152.55	\$ 403,346.05		
March - Weld County Fees	\$ (549.39)	\$ (3,292.58)	\$ (20.84)	\$ (1,682.30)	\$ (6,050.11)		
March - Interest	\$ 10,117.88	\$ 35,582.09	\$ 917.47	\$ 5,362.22	\$ 51,979.66		
March - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
3.31.2025 Balance	\$ 2,768,188.31	\$ 9,857,461.39	\$ 249,124.09	\$ 1,558,419.34	\$ 14,433,193.06	\$ 14,035,959.07	\$ (397,233.99) March distributions received in April
April - Property Taxes Received	\$ 65,974.08	\$ 11,121,293.61	\$ 483.55	\$ 53,178.69	\$ 11,240,929.93		
April - Weld County Fees	\$ (989.59)	\$ (166,819.28)	\$ (7.28)	\$ (797.61)	\$ (168,613.76)		
April - Interest	\$ 9,932.18	\$ 35,368.56	\$ 893.80	\$ 5,591.56	\$ 51,786.10		
April - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
4.30.2025 Balance	\$ 2,843,104.98	\$ 20,847,304.28	\$ 250,494.09	\$ 1,616,391.98	\$ 25,557,295.33	\$ 24,485,041.11	\$ (11,072,254.22) April distributions received in May
May - Property Taxes Received June	\$ 30,099.21	\$ 152,608.68	\$ 167.30	\$ 21,547.79	\$ 204,422.98		
May - Weld County Fees	\$ (451.44)	\$ (2,289.16)	\$ (2.49)	\$ (323.20)	\$ (3,066.29)		
May - Interest	\$ 9,523.22	\$ 66,398.20	\$ 839.01	\$ 5,414.24	\$ 82,174.67		
May - Other Disbursements	\$ -	\$ (1,024,564.00)	\$ -	\$ -	\$ (1,024,564.00)		
5.31.2025 Balance	\$ 2,882,275.97	\$ 20,039,458.00	\$ 251,497.91	\$ 1,643,030.81	\$ 24,816,262.69	\$ 24,614,967.95	\$ (201,294.74) May distributions received in June
June - Property Taxes Received - July	\$ 58,076.79	\$ 108,774.93	\$ 646.31	\$ 20,085.08	\$ 187,583.11		
June - Weld County Fees	\$ (871.11)	\$ (1,631.62)	\$ (9.69)	\$ (301.28)	\$ (2,813.70)		
June - Interest	\$ 10,333.12	\$ 71,842.84	\$ 901.59	\$ 5,890.36	\$ 88,967.91		
June - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
6.30.2025 Balance	\$ 2,949,814.77	\$ 20,218,444.15	\$ 253,036.12	\$ 1,668,704.97	\$ 25,090,000.01	\$ 24,905,292.54	\$ (184,707.47) June distributions received in July
July - Property Taxes Received August	\$ 2,850.78	\$ 88,421.32	\$ 1.60	\$ 745.54	\$ 92,019.24		
July - Weld County Fees	\$ (42.77)	\$ (1,326.29)	\$ (0.01)	\$ (11.20)	\$ (1,380.27)		
July - Interest	\$ 10,948.71	\$ 75,044.26	\$ 939.14	\$ 6,193.67	\$ 93,125.78		
July - Other Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -		
7.31.2025 Balance	\$ 2,963,571.49	\$ 20,380,583.44	\$ 253,976.85	\$ 1,675,632.98	\$ 25,273,764.76	\$ 25,183,187.73	\$ (90,577.03) July distributions received in August - Ash Park transfer not moved from ColoTrust as of 7.31.2025
June Disbursement not wired out of GURA ColoTrust		\$ (1,534,700.36)					
August Disbursement to leprino		\$ (5,167,965.80)					
Property Taxes Received	\$ 330,037.80	\$ 11,921,099.90	\$ 3,482.27	\$ 235,070.37	\$ 12,489,690.34		
Weld County Fees	\$ (4,950.47)	\$ (178,816.24)	\$ (52.18)	\$ (3,525.99)	\$ (187,344.88)		
Interest	\$ 69,619.30	\$ 352,152.14	\$ 6,272.46	\$ 38,701.44	\$ 466,745.34		
Other Disbursements	\$ -	\$ (1,024,564.00)	\$ -	\$ -	\$ (1,024,564.00)		
7.31.2025 Balance							

May disbursement - Ironwood transfer took place in May 2025, but expenditures/AP recorded in 2024

June disbursement - Ash Park and Recreation property tax reimbursement (not actually transferred out of ColoTrust)

August disbursement - Leprino payment (\$7,590,657 less \$2,422,691 for overpayment deduction)

RECONCILIATION							
7/31/2025 Balance	\$ 2,963,571.49	\$ 20,380,583.44	\$ 253,976.85	\$ 1,675,632.98	\$ 25,273,764.76		
Worksheet	\$ 3,394,109.30	\$ 32,494,038.44	\$ 253,976.55	\$ 1,675,632.82	\$ 37,817,757.11		
	\$ (430,537.81)	\$ (12,113,455.00)	\$ 0.30	\$ 0.16	\$ (12,543,992.35)		
Reconciling Items							
Western Sugar Prepaid		\$ 4,670,094.00			\$ 4,670,094.00		
					\$ -		
					\$ -		
	\$ (430,537.81)	\$ (7,443,361.00)	\$ 0.30	\$ 0.16	\$ (7,873,898.35)		

Leprino Prepaid is the overpayment

\$ 16,783,549.00

**GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUN**

Year Ended December 31, 2024

REVENUES:

Taxes	\$
Miscellaneous revenue	

Total revenues

EXPENDITURES:

Tax increment	
Intergovernmental	
Economic development	

Total expenditures

Net change in fund balances

Fund balance - January 1

Fund balance - December 31	\$
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See accompanying independent auditor's report.

ND BALANCE

Special Revenue Fund	NSP Special Revenue Fund	Total Governmental Funds
18,68,202 \$		\$ 18,168,202
1,78,465	1,81	1,180,284
19,46,667	1,81	19,348,486
11,68,799		11,668,799
1,00,664		1,500,664
90,850		290,850
13,60,313		13,460,313
5,86,354	1,81	5,888,173
19,60,966	273,77	19,834,737
25,447,320 \$	275,590 \$	25,722,910

Account Activity

Post Date	Description	Debits	Credits	Balance
	Beginning Balance			\$717,529.55
12-03	INCOMING WIRE		\$148,975.00	\$866,504.55
12-31	INTEREST PAYMENT		\$825.18	\$867,329.73
	Ending Balance			\$867,329.73

STATEMENT SUMMARY		January 1, 2024 through January 31, 2024	
Account Description	Account #	Beginning Balance	Ending Balance
Deposit Accounts			
Premium Business Checking w/ln	43136661	1,188,290.49	1,192,737.23
	Total on Deposit		\$1,192,737.23

View up to the minute account information online- 24 hours a day! www.fnbo.com



Year (Multiple Items)

Sum of Period Activity (USD) Row Labels	Column Labels		
	4	5	7
150	\$ -	\$ (163,634)	\$ 494,015
10010	\$ -	\$ (163,634)	\$ 492,310
11450			\$ 1,705
11490		\$ -	\$ -
151	\$ (18,168,202)	\$ (1,014,831)	\$ 12,966,298
00000			\$ -
11491	\$ (330,562)	\$ (125,278)	\$ 4,958
11492	\$ (17,608,700)	\$ (809,225)	\$ 12,957,493
11493	\$ -	\$ (12,483)	\$ -
11494	\$ (228,940)	\$ (67,844)	\$ 3,846
Grand Total	\$ (18,168,202)	\$ (1,178,465)	\$ 13,460,313

2024 General Accounting

	Revenue	Expenses
150	\$ 163,634	\$ 494,015
151	\$ 19,183,032	\$ 12,966,298
Total	\$ 19,346,666	\$ 13,460,313

151 Fund TIF Districts

	Revenue	Expenses
11491	\$ 455,841	\$ 4,958
11492	\$ 18,417,925	\$ 12,957,493
11493	\$ 12,483	\$ -
11494	\$ 296,784	\$ 3,846
Total	\$ 19,183,032	\$ 12,966,298

Year (Multiple Items)

Sum of Period Activity (USD) Row Labels	Column Labels		
	4	5	7
150	\$ -	\$ (4,742)	\$ 8,390
10010	\$ -	\$ (4,742)	\$ 1,707
11450			\$ 6,683
11490		\$ -	\$ -
151	\$ (12,489,461)	\$ (549,886)	\$ 6,889,787
00000			\$ -
11491	\$ (330,038)	\$ (82,887)	\$ 4,950
11492	\$ (11,920,870)	\$ (413,387)	\$ 6,881,253
11493	\$ (3,482)	\$ (7,409)	\$ 58
11494	\$ (235,070)	\$ (46,203)	\$ 3,526
Grand Total	\$ (12,489,461)	\$ (554,628)	\$ 6,898,177

2024 General Accounting

	Revenue	Expenses
150	\$ 4,742	\$ 8,390
151	\$ 13,039,346	\$ 6,889,787
Total	\$ 13,044,088	\$ 6,898,177

151 Fund TIF Districts

	Revenue	Expenses
11491	\$ 412,925	\$ 4,950
11492	\$ 12,334,257	\$ 6,881,253
11493	\$ 10,892	\$ 58
11494	\$ 281,273	\$ 3,526
Total	\$ 13,039,346	\$ 6,889,787

Accounting Period	Year	Ledger or Ledger Se	Fund	partm	Activity
Jan-2024	2024	City of Greeley 151		0000	00000
Feb-2024	2024	City of Greeley 151		0000	00000
Mar-2024	2024	City of Greeley 151		0000	00000
Apr-2024	2024	City of Greeley 151		0000	00000
May-2024	2024	City of Greeley 151		0000	00000
Jun-2024	2024	City of Greeley 151		0000	00000
Jul-2024	2024	City of Greeley 151		0000	00000
Aug-2024	2024	City of Greeley 151		0000	00000
Sep-2024	2024	City of Greeley 151		0000	00000
Oct-2024	2024	City of Greeley 151		0000	00000
Nov-2024	2024	City of Greeley 151		0000	00000
Dec-2024	2024	City of Greeley 151		0000	00000
13_Dec-2024	2024	City of Greeley 151		0000	00000
Jan-2025	2025	City of Greeley 151		0000	00000
Feb-2025	2025	City of Greeley 151		0000	00000
Mar-2025	2025	City of Greeley 151		0000	00000
Apr-2025	2025	City of Greeley 151		0000	00000
May-2025	2025	City of Greeley 151		0000	00000
Jun-2025	2025	City of Greeley 151		0000	00000
Jul-2025	2025	City of Greeley 151		0000	00000
Aug-2025	2025	City of Greeley 151		0000	00000
Sep-2025	2025	City of Greeley 151		0000	00000
Oct-2025	2025	City of Greeley 151		0000	00000
Nov-2025	2025	City of Greeley 151		0000	00000
Dec-2025	2025	City of Greeley 151		0000	00000
Jan-2024	2024	City of Greeley 151		0000	00000
Feb-2024	2024	City of Greeley 151		0000	00000
Mar-2024	2024	City of Greeley 151		0000	00000
Apr-2024	2024	City of Greeley 151		0000	00000
May-2024	2024	City of Greeley 151		0000	00000
Jun-2024	2024	City of Greeley 151		0000	00000
Jul-2024	2024	City of Greeley 151		0000	00000
Aug-2024	2024	City of Greeley 151		0000	00000
Sep-2024	2024	City of Greeley 151		0000	00000
Oct-2024	2024	City of Greeley 151		0000	00000
Nov-2024	2024	City of Greeley 151		0000	00000
Dec-2024	2024	City of Greeley 151		0000	00000
13_Dec-2024	2024	City of Greeley 151		0000	00000
Jan-2025	2025	City of Greeley 151		0000	00000
Feb-2025	2025	City of Greeley 151		0000	00000
Mar-2025	2025	City of Greeley 151		0000	00000
Apr-2025	2025	City of Greeley 151		0000	00000
May-2025	2025	City of Greeley 151		0000	00000
Jun-2025	2025	City of Greeley 151		0000	00000
Jul-2025	2025	City of Greeley 151		0000	00000
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Jun-2025	2025	City of Greeley 151	0000	00000
Jul-2025	2025	City of Greeley 151	0000	00000
Aug-2025	2025	City of Greeley 151	0000	00000
Sep-2025	2025	City of Greeley 151	0000	00000
Oct-2025	2025	City of Greeley 151	0000	00000
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Dec-2025	2025	City of Greeley 151	0000	00000
Jan-2024	2024	City of Greeley 151	1402	00000
Feb-2024	2024	City of Greeley 151	1402	00000
Mar-2024	2024	City of Greeley 151	1402	00000
Apr-2024	2024	City of Greeley 151	1402	00000
May-2024	2024	City of Greeley 151	1402	00000
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Oct-2024	2024	City of Greeley 151	1402	00000
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Mar-2024	2024	City of Greeley 150	0000	00000
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Dec-2024	2024	City of Greeley 150	0000	00000
13_Dec-2024	2024	City of Greeley 150	0000	00000
Jan-2025	2025	City of Greeley 150	0000	00000
Feb-2025	2025	City of Greeley 150	0000	00000
Mar-2025	2025	City of Greeley 150	0000	00000
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Apr-2024	2024	City of Greeley 150	0000	00000
May-2024	2024	City of Greeley 150	0000	00000
Jun-2024	2024	City of Greeley 150	0000	00000
Jul-2024	2024	City of Greeley 150	0000	00000

Apr-2024	2024	City of Greeley	150	0000	00000
May-2024	2024	City of Greeley	150	0000	00000
Jun-2024	2024	City of Greeley	150	0000	00000
Jul-2024	2024	City of Greeley	150	0000	00000
Aug-2024	2024	City of Greeley	150	0000	00000
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Oct-2024	2024	City of Greeley	150	0000	00000
Nov-2024	2024	City of Greeley	150	0000	00000
Dec-2024	2024	City of Greeley	150	0000	00000
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Mar-2025	2025	City of Greeley	150	0000	00000
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Oct-2025	2025	City of Greeley	150	0000	00000
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Jul-2024	2024	City of Greeley	150	1402	10010
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13_Dec-2024	2024	City of Greeley	150	1402	10010
Jan-2025	2025	City of Greeley	150	1402	10010
Feb-2025	2025	City of Greeley	150	1402	10010
Mar-2025	2025	City of Greeley	150	1402	10010
Apr-2025	2025	City of Greeley	150	1402	10010
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Aug-2025	2025	City of Greeley	150	1402	10010
Sep-2025	2025	City of Greeley	150	1402	10010
Oct-2025	2025	City of Greeley	150	1402	10010
Nov-2025	2025	City of Greeley	150	1402	10010
Dec-2025	2025	City of Greeley	150	1402	10010

Jul-2025	2025	City of Greeley	150	1402	10010
Aug-2025	2025	City of Greeley	150	1402	10010
Sep-2025	2025	City of Greeley	150	1402	10010
Oct-2025	2025	City of Greeley	150	1402	10010
Nov-2025	2025	City of Greeley	150	1402	10010
Dec-2025	2025	City of Greeley	150	1402	10010
Jan-2024	2024	City of Greeley	150	1402	10010
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7435	7	000	0000	000	2928.4	802.9	3,731.30
7435	7	000	0000	000	3731.3	104.73	3,836.03
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7435	7	000	0000	000	3846.18	0	3,846.18

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1013	1	000	0000	000	1180758	1412.15	1,182,169.70
1013	1	000	0000	000	1182170	1458.54	1,183,628.24
1013	1	000	0000	000	1183628	1413.21	1,185,041.45
1013	1	000	0000	000	1185041	1462.06	1,186,503.51
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1013	1	000	0000	000	870297	786.29	871,083.53
1013	1	000	0000	000	871084	813.23	871,896.76
1013	1	000	0000	000	871897	787.74	872,684.50
1013	1	000	0000	000	872685	0	872,684.50
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7813	7	000	0000	000	0	0	0

GREELEY URBAN RENEWAL AUTHORITY SUMMARY
CITY OF GREELEY COMPONENT UNIT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	18,168,202	12,489,461	13,214,776
Miscellaneous revenue:			
Interest and investment earnings	985,368	549,886	550,942
Sale of Property	29,462	-	-
	1,014,830	549,886	550,942
TOTAL REVENUE	19,183,032	13,039,346	13,765,718
Expenditures			
Tax Increment	11,668,799	7,590,657	7,490,169
Intergovernmental	1,024,564	2,332,592	1,572,972
County Fee 1.5%	272,934	187,121	192,735
TOTAL EXPENDITURES	12,966,297	10,110,371	9,255,876
Fund Balance -January 1	18,401,394	24,618,129	27,547,104
Fund Balance -December 31	24,618,129	27,547,104	32,056,947

10TH STREET TIF**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	330,562	330,038	540,269
Miscellaneous revenue:			
Interest and investment earnings	125,278	82,887	59,537
Sale of Property	-	-	-
	<u>125,278</u>	<u>82,887</u>	<u>59,537</u>
TOTAL REVENUE	455,840	412,925	599,806
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	4,958	4,950	5,099
TOTAL EXPENDITURES	4,958	4,950	5,099
		407,974	
Fund Balance -January 1	2,117,983	2,568,865	2,976,839
Fund Balance -December 31	2,568,865	2,976,839	3,571,546

GREAT WESTERN SUGAR**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	17,608,700	11,920,870	12,278,496
Miscellaneous revenue:			
Interest and investment earnings	779,763	413,387	452,640
Sale of Property	29,462	-	-
	<u>809,225</u>	<u>413,387</u>	<u>452,640</u>
TOTAL REVENUE	18,417,925	12,334,257	12,731,137
Expenditures			
Tax Increment	11,668,799	7,590,657	7,490,169
Intergovernmental	1,024,564	2,332,592	1,572,972
County Fee 1.5%	264,130	178,587	183,944
TOTAL EXPENDITURES	12,957,493	10,101,836	9,247,085
Fund Balance -January 1	14,939,171	20,399,603	22,632,023
Fund Balance -December 31	20,399,603	22,632,023	26,116,075

GREELEY MALL TIF

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	-	3,482	635
Miscellaneous revenue:			
Interest and investment earnings	12,483	7,409	5,102
Sale of Property	-	-	-
	<hr/>	<hr/>	<hr/>
	12,483	7,409	5,102
TOTAL REVENUE	12,483	10,892	5,737
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	-	58	60
TOTAL EXPENDITURES	-	58	60
Fund Balance -January 1	231,791	244,274	255,107
Fund Balance -December 31	244,274	255,107	260,785

EAST 8TH STREET TIF**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	228,940	235,070	395,375
Miscellaneous revenue:			
Interest and investment earnings	67,844	46,203	33,663
Sale of Property	-	-	-
	<hr/> 67,844	<hr/> 46,203	<hr/> 33,663
TOTAL REVENUE	296,784	281,273	429,038
Expenditures			
Tax Increment	-	-	-
Intergovernmental	-	-	-
County Fee 1.5%	3,846	3,526	3,632
TOTAL EXPENDITURES	3,846	3,526	3,632
Fund Balance -January 1	1,112,449	1,405,387	1,683,134
Fund Balance -December 31	1,405,387	1,683,134	2,108,541

GURA OPERATING**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL**

For the Year ended	Audited 2024	Forecasted 2025	Budgeted 2026
Revenue:			
Taxes			
Property	-	-	-
Miscellaneous revenue:			
Interest and investment earnings	14,659	7,162	16,495
Other	148,975	-	-
	<hr/>	<hr/>	<hr/>
	163,634	7,162	16,495
TOTAL REVENUE	163,634	7,162	16,495
Expenditures			
Intergovernmental	476,100	-	-
Legal	15,868	11,303	17,000
Utilities	2,048	152	-
Office Supplies	-	125	150
	<hr/>	<hr/>	<hr/>
TOTAL EXPENDITURES	494,016	11,580	17,150
Fund Balance -January 1	1,159,573	829,192	824,773
Fund Balance -December 31	829,192	824,773	824,118