

# **Weld County Justice Center**

## ***Option 1 — Pay-As-You-Go Funding Plan***

DATE

August 26, 2025

**Judicial Center and Administration/DA Building Projects - Option #1  
Pay-As-You-Go Funding Only (8/26/25)**

Note: By the end of 2030, all excess reserves in the General Fund, Capital Fund, and Contingency Funds will be depleted. A shortfall of \$11.5M will exist for all projects.

Judicial Center Combined Projects								
Description	2025	2026	2027	2028	2029	2030	2031	Total
<b>Judicial Center Combined Costs of the following 3 Projects: West Side Block &amp; Underground Parking Project, Justice Center Core &amp; Shell Project, and Justice Center TI Project</b>	<b>\$107,150</b>	<b>\$24,411,655</b>	<b>\$71,790,699</b>	<b>\$150,525,631</b>	<b>\$100,093,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,928,415</b>
<b>Judicial Center Funding</b>								
<b>General Fund</b>								
General Fund Estimated Excess Reserves @ 12/31/25 (\$81.5M)	\$0	\$0	\$0	\$4,355,830	\$47,273,732	\$0	\$0	\$51,629,562
2025 Engineering Costs Moved to Public Works	\$107,150	\$13,642,850	\$0	\$0	\$0	\$0	\$0	\$13,750,000
2026 Engineering Costs Moved to Public Works	\$0	\$9,538,080	\$0	\$0	\$0	\$0	\$0	\$9,538,080
<b>Capital Fund</b>								
Capital Fund Estimated Excess Reserves @ 12/31/25 (\$129.3M)	\$0	\$0	\$0	\$100,148,019	\$26,481,787	\$0	\$0	\$126,629,806
2026 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$1,230,725	\$55,793,475	\$0	\$0	\$0	\$0	\$57,024,200
2027 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$15,997,224	\$23,757,808	\$0	\$0	\$0	\$39,755,031
2028 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$22,263,974	\$812,747	\$0	\$0	\$23,076,721
2029 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$25,525,014	\$0	\$0	\$25,525,014
2030 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Contingency Fund</b>								
Contingency Fund Estimated Excess Reserves @ 12/31/25 (\$84.8M)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Judicial Center Funding</b>	<b>\$107,150</b>	<b>\$24,411,655</b>	<b>\$71,790,699</b>	<b>\$150,525,631</b>	<b>\$100,093,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,928,415</b>
<b>Total Judicial Center Funding Deficit, if any</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Judicial Center and Administration/DA Building Projects - Option #1  
Pay-As-You-Go Funding Only (8/26/25)**

<b>Administration/DA Building Project</b>								
<b>Description</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>		<b>Total</b>
<b>Administration/DA Building Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,698,564</b>	<b>\$20,784,131</b>	<b>\$71,999,008</b>	<b>\$48,128,487</b>	<b>\$143,610,190</b>
<b>Administration/DA Building Funding</b>								
<b>General Fund</b>								
General Fund Estimated Excess Reserves @ 12/31/25 (\$81.5M)	\$0	\$0	\$0	\$0	\$19,971,384	\$9,864,842	\$0	\$29,836,226
<b>Capital Fund</b>								
Capital Fund Estimated Excess Reserves @ 12/31/25 (\$129.3M)	\$0	\$0	\$0	\$2,698,564	\$0	\$0	\$0	\$2,698,564
2026 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$812,747	\$0	\$0	\$812,747
2030 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$13,892,129	\$0	\$13,892,129
<b>Contingency Fund</b>								
Contingency Fund Estimated Excess Reserves @ 12/31/25 (\$84.8M)	\$0	\$0	\$0	\$0	\$0	\$48,242,037	\$36,580,314	\$84,822,351
<b>Total Administration/DA Building Funding</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,698,564</b>	<b>\$20,784,131</b>	<b>\$71,999,008</b>	<b>\$36,580,314</b>	<b>\$132,062,017</b>
<b>Total Administration/DA Building Funding Deficit, if any</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,548,173</b>	<b>\$11,548,173</b>

Options to pay the \$11.5M deficit in Option #1 – Pay-As-You-Go only. Deficit is minimal, only 2.4% of the estimated cost of all projects combined.

- Delay the start of the Administration/DA Building
- Increase Public Works funding through various methods (shift Engineering costs, utilize royalties and/or severance tax)
- Reduce other capital projects in the Capital Fund
- Reduce other budgets throughout the County