

Weld County Justice Center

Option 2 — Debt + Pay-As-You-Go

Funding Plan

DATE

August 26, 2025

**Judicial Center and Administration/DA Building Projects - Option #2
Debt (\$150M in COPs) and Pay-As-You-Go Funding (8/26/25)**

Note: By the end of 2031, the General Fund and Contingency Funds have excess reserves of \$17.9M and \$84.8M, respectively. There will be no shortfall for all projects.

Judicial Center Combined Projects								
Description	2025	2026	2027	2028	2029	2030	2031	Total
Judicial Center Combined Costs of the following 3 Projects: West Side Block & Underground Parking Project, Justice Center Core & Shell Project, and Justice Center TI Project	\$107,150	\$24,411,655	\$71,790,699	\$150,525,631	\$100,093,280	\$0	\$0	\$346,928,415
Judicial Center Funding								
Debt Proceeds								
Debt Proceeds (issued 2027, spent in 2027 and 2028)	\$0	\$0	\$71,790,699	\$78,209,301	\$0	\$0	\$0	\$150,000,000
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 (\$81.5M)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
Capital Fund								
Capital Fund Estimated Excess Reserves @ 12/31/25 (\$129.3M)	\$0	\$0	\$0	\$0	\$76,861,103	\$0	\$0	\$76,861,103
2026 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$1,230,725	\$0	\$55,793,475	\$0	\$0	\$0	\$57,024,200
2027 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$16,522,855	\$23,232,177	\$0	\$0	\$39,755,032
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	\$0	\$0	\$0	\$0
2030 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 (\$84.8M)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Judicial Center Funding	\$107,150	\$24,411,655	\$71,790,699	\$150,525,631	\$100,093,280	\$0	\$0	\$346,928,415
Total Judicial Center Funding Deficit, if any	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Judicial Center and Administration/DA Building Projects - Option #2
Debt (\$150M in COPs) and Pay-As-You-Go Funding (8/26/25)

Administration/DA Building Project								
Description	2025	2026	2027	2028	2029	2030	2031	Total
Administration/DA Building Costs	\$0	\$0	\$0	\$2,698,564	\$20,784,131	\$71,999,008	\$48,128,487	\$143,610,190
Administration/DA Building Funding								
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 (\$81.5M)	\$0	\$0	\$0	\$0	\$0	\$15,407,825	\$48,128,487	\$63,536,312
2026 Engineering Costs Moved to Public Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Fund								
Capital Fund Estimated Excess Reserves @ 12/31/25 (\$129.3M)	\$0	\$0	\$0	\$0	\$12,305,974	\$40,161,293	\$0	\$52,467,267
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	\$2,698,564	\$8,478,157	\$0	\$0	\$11,176,721
2029 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$14,437,761	\$0	\$14,437,761
2030 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$1,992,129	\$0	\$1,992,129
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 (\$84.8M)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administration/DA Building Funding	\$0	\$0	\$0	\$2,698,564	\$20,784,131	\$71,999,008	\$48,128,487	\$143,610,190
Total Administration/DA Building Funding Deficit, if any	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Judicial Center and Administration/DA Building Projects - Option #2
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Debt Service - Judicial Center Combined Projects									
Description	2025	2026	2027	2028	2029	2030	2031	2032-2047	Total
Debt Cost \$150M in 20-year COPS @ 4.9% (Principal and Interest Amount)	\$0	\$0	\$0	\$11,900,000	\$11,900,000	\$11,900,000	\$11,900,000	\$190,400,000	\$238,000,000
Total Debt Funding									
2028 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$11,900,000	\$0	\$0	\$0	\$0	\$11,900,000
2029 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$11,900,000	\$0	\$0	\$0	\$11,900,000
2030 Estimated Excess Property Tax Revenue - Capital Fund	\$0	\$0	\$0	\$0	\$0	\$11,900,000	\$0	\$0	\$11,900,000
2031-2047 Property Tax Revenue - Capital Fund (\$11.9M/year)	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900,000	\$0	\$11,900,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,400,000	\$190,400,000
Total Debt Funding	\$0	\$0	\$0	\$11,900,000	\$11,900,000	\$11,900,000	\$11,900,000	\$190,400,000	\$238,000,000