Attachment 1

2025 Annual Comprehensive Financial Report

Fiscal Year Ended December 31, 2025

City of Northglenn Colorado

Component Units

CITY OF NORTHGLENN, COLORADO

NORTHGLENN URBAN RENEWAL AUTHORITY
BALANCE SHEET
DECEMBER 31, 2025

ASSETS		
Cash & Investments	$	6,328,589
Cash & Investments, restricted		1,958,883
Receivables		2,867,437
Land Held for Resale		1,355,345
Total Assets	$	12,510,254
LIABILITIES		
Accounts Payable	$	47,349
Total Liabilities		47,349
DEFERRED INFLOWS OF RESOURCES		
Property Taxes		2,867,437
Total Deferred Inflows of Resources		2,867,437
FUND BALANCES		
Restricted for:		
Capital Outlay		1,958,883
Assigned		
Land Held for Resale		1,355,345
Fund Balance-Unassigned		6,281,240
Total Fund Balance		9,595,468
Amounts reported for governmental activities in the statement of net position are different because:		
Long-term liabilities are not due and payable in the current period and therefore are not reported as fund liabilities, but are recognized on the statement of net position.		(9,154,060)
Accrued interest payable		(28,253)
Net position of Governmental Activities	$	413,155

CITY OF NORTHGLENN, COLORADO

NORTHGLENN URBAN RENEWAL AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2025

REVENUES	
Taxes-Property	$ 2,200,495
Investment Earnings	368,498
Miscellaneous	30,825
Total Revenues	2,599,818
EXPENDITURES	
General Government:	
Non-Departmental	1,600,775
Debt Service:	
Principal Payments	495,000
Interest and Fiscal Charges	363,000
Total Expenditures	2,458,775
(Deficiency) of Revenues Over Expenditures	141,043
Net Change In Fund Balance	141,043
Fund Balance-Beginning	9,454,425
Fund Balance-Ending	$ 9,595,468

Reconciliation to statement of activities, change in net position:

Net Change in Fund Balance	141,043
The issuance of long-term debt provides current financial resources, while the repayment of the principal of long-term debt consumes the current financial resources. Neither transaction, however, has any effect on net position.	495,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. This includes amortization of bond premium at $44,928 and the change in the accrued interest payable of $1,394.	46,560
Change in Net Position	$ 682,603

CITY OF NORTHGLENN,COLORADO

NORTHGLENN URBAN RENEWAL AUTHORITY
BUDGETARY COMPARISON SCHEDULE
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts		Actual Amounts Budget Basis	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes-Property	$ 2,452,210	$ 2,452,210	$ 2,200,495	$ (251,715)
Investment Earnings	260,508	260,508	368,498	107,990
Miscellaneous	250	250	30,825	30,575
Total Revenues	2,712,968	2,712,968	2,599,818	(113,150)
EXPENDITURES				
General Government	2,256,444	2,256,444	1,600,775	655,669
Debt Service:				
Principal Payments	495,000	495,000	495,000	-
Interest and Fiscal Charges	368,000	368,000	363,000	5,000
Total Expenditures	3,119,444	3,119,444	2,458,775	660,669
Excess (Deficiency) of Revenue Over Expenditures	(406,476)	(406,476)	141,043	547,519
Net Change	(406,476)	(406,476)	141,043	547,519
Total Fund Balance-Beginning			9,454,425	
Total Fund Balance-Ending			$ 9,595,468	