

LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/19/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 51,383	\$ 72,716	\$ 135,138	\$ 135,138	\$ 161,740
REVENUES					
Property Taxes - City	-	186,185	173,983	186,185	202,949
Specific ownership taxes	-	-	5,087	10,174	11,625
Increment Revenue - Property Tax	158,426	164,439	152,212	164,439	295,326
Interest Income	4,172	2,000	2,824	5,600	7,500
City ARPA Funds	193,517	-	-	-	-
Events income	-	-	76,829	76,829	80,000
Grants	-	50,000	25,875	25,875	25,000
Sponsorships	45,250	15,000	21,285	41,500	50,000
Total revenues	401,365	417,624	458,095	510,602	672,400
Total funds available	452,748	490,340	593,233	645,740	834,140
EXPENDITURES					
Management & Administration					
Executive Director	96,000	96,000	57,680	98,800	108,000
Administrative Assistant	19,092	25,000	13,770	27,088	31,200
Legal	26,014	33,000	13,207	25,000	45,000
Accounting/Financial	33,272	35,000	24,732	47,000	58,000
County Treasurer's Fee	2,386	5,259	4,896	5,259	7,474
Operations					
Dues and Membership	1,784	2,000	606	4,240	3,500
Insurance	1,955	2,500	3,656	3,656	4,000
Miscellaneous	3,161	11,741	1,924	4,220	7,226
Programs: Beautiful & Welcoming					
Flower Program	-	-	-	-	75,000
Programs: Clean & Safe					
Downtown Core Cleaning Services	14,483	45,000	10,650	35,000	45,000
Snow removal	38,330	50,000	29,404	50,000	50,000
Projects: Connectivity					
Public Art	-	-	-	-	15,000
Downtown Map/Guide	-	-	-	-	3,000
Banners	1,787	-	-	-	1,000
Projects: Business Friendly & Vibrant					
Marketing Communications	31,609	30,000	17,941	43,589	91,000
Printing/Mailing	-	7,500	-	1,500	15,000
Events - Holiday Activations	37,666	10,000	17,370	17,370	15,000
Events - Block Party	3,100	35,000	65,000	65,000	100,000
Events - Tree Program	-	-	-	48,088	50,000
Events - Community Networking	-	-	-	1,000	1,000
Digital Fees	6,971	5,000	2,676	2,767	4,600
Micro Grant Program	-	25,000	-	-	-
Signage	-	10,000	4,423	4,423	-
Total expenditures	317,610	428,000	267,935	484,000	730,000
Total expenditures and transfers out requiring appropriation	317,610	428,000	267,935	484,000	730,000
ENDING FUND BALANCES	\$ 135,138	\$ 62,340	\$ 325,298	\$ 161,740	\$ 104,140
RESERVE FOR DOWNTOWN DEVELOPMENT PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ 29,140
OPERATIONS RESERVE	135,138	62,340	325,298	161,740	75,000
TOTAL RESERVE	\$ 135,138	\$ 62,340	\$ 325,298	\$ 161,740	\$ 104,140

PRELIMINARY DRAFT - SUBJECT TO REVISION
See summary of significant assumptions.

LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/9/25

ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
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ASSESSED VALUATION

Residential - Single-family	\$ -	\$ 6,436,986	\$ 6,436,986	\$ 6,436,986	\$ 6,790,716
Residential - Multi-family	-	3,794,072	3,794,072	3,794,072	3,736,763
Commercial	-	47,326,882	47,326,882	47,326,882	53,372,130
State assessed	-	-	-	-	4,990
Vacant land	-	1,928,331	1,928,331	1,928,331	2,755,229
Personal property	-	4,137,735	4,137,735	4,137,735	3,795,807
	-	63,624,006	63,624,006	63,624,006	70,455,635
Adjustments	-	(1,562,304)	(1,562,304)	(1,562,304)	(2,805,841)
Certified Assessed Value	\$ -	\$ 62,061,702	\$ 62,061,702	\$ 62,061,702	\$ 67,649,794

MILL LEVY

General	0.000	3.000	3.000	3.000	3.000
Total mill levy	0.000	3.000	3.000	3.000	3.000

PROPERTY TAXES

General	\$ -	\$ 186,185	\$ 186,185	\$ 186,185	\$ 202,949
Levied property taxes	-	186,185	186,185	186,185	202,949
Adjustments to actual/rounding	-	-	(12,202)	-	-
Budgeted property taxes	\$ -	\$ 186,185	\$ 173,983	\$ 186,185	\$ 202,949

BUDGETED PROPERTY TAXES

General	\$ -	\$ 186,185	\$ 173,983	\$ 186,185	\$ 202,949
	\$ -	\$ 186,185	\$ 173,983	\$ 186,185	\$ 202,949

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Littleton Downtown Development Authority (LDDA) was approved by downtown voters in November 2022 following a year-long public process. Voters authorized the formation of the LDDA, approved a mill levy (up to 3 additional mills), and authorized utilization of TIF financing. Start-up funding for the LDDA came from undesignated City ARPA funds and will provide the LDDA with necessary funding through April 2024, when funding will become available through TIF and assessments. Additional federal, state and local grants may also be a funding opportunity for the LDDA. The LDDA is considered a component unit of the City of Littleton (City).

With City Council approval of the Downtown Plan of Development on May 16, 2023, the LDDA initiated its role as a vital advocate for the district, working to make downtown Littleton more beautiful, welcoming, well-connected, clean, safe, and business-friendly.

The LDDA has no employees and all administrative functions are contracted.

The LDDA prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the LDDA believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes – City

Property taxes are levied by the City. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the City. The City then distributes the collections, net of fees, to the LDDA.

The calculation of taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the City.

Increment Revenue – Property Tax

The LDDA receives Tax Increment Financing (TIF) from the County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF Authority.

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Increment Revenue – Sales Tax

In the future, the LDDA is anticipated to receive TIF related to the City's general sales tax, in excess of a certain sales tax base amount. No revenue is anticipated in 2026.

Specific Ownership Tax

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.5% of the property taxes collected.

Interest Income

Interest earned on the LDDA's available funds has been estimated based on historical interest earnings.

Expenditures

Management, Administration and Operations

Management, administrative and operational expenditures include costs necessary to maintain the viability such as insurance, dues and membership, County Treasurer's fee, contractual services with the executive director, administrative assistant, legal counsel, accountant, and financial advisor, and other administrative expenses of the LDDA.

Programs and Projects

Beautiful & Welcoming

Expenses related to creating an experience that is a beautiful and welcoming experience for all that come downtown and create a place that people want to come back to.

Connectivity

Expenses related to creating a downtown that is well-connected so that people from other parts of Littleton and the region have easy access to visit downtown via all forms of transportation.

Improved Parking Experience

Expenses related to creating a downtown that has improved parking options and educating the public about them to increase awareness of the breadth of options.

Clean & Safe

Expenses related to creating a downtown that is clean and safe to improve visitor experience and attract more businesses.

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

Business Friendly & Vibrant

Expenses related to creating a downtown that is business-friendly and vibrant so more businesses want to locate here and are able to thrive. These include marketing and communications, event support and sponsorship, website management and maintenance, community events, and other holiday and seasonal marketing programs.

Debt and Leases

The LDDA has no outstanding debt.

The LDDA has no operating or capital leases.

This information is an integral part of the accompanying budget.