

# PARK HOSPITAL DISTRICT

## 2027 PROPOSED BUDGET

Fiscal Year January 1 - December 31, 2027

Prepared October 2026

1230 Big Thompson Avenue, Estes Park, Colorado  
80517

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**DRAFT FOR PUBLIC REVIEW**

# BUDGET MESSAGE

Proposed 2027 Annual Budget

**October 14, 2026**

The Park Hospital District ("District") is a political subdivision of the State of Colorado, organized under Title 32, Colorado Revised Statutes, and governed by an elected Board of Directors. The district hereby submits the Proposed Annual Budget for Fiscal Year 2027 in accordance with the Colorado Local Government Budget Law, §§ 29-1-101 et seq., C.R.S.

The 2025 Actuals presented in this budget reflect the final audited operational totals of Estes Park Health through November 30, 2025, the last day the district operated the hospital. Effective December 1, 2025, all clinical operations were transitioned to UCHealth under the Integration Affiliation Agreement ("IAA"). The period beginning December 1, 2025, functions as a non-budgetary transition window, during which the district no longer conducted operational activities and completed only the administrative requirements associated with the affiliation.

Beginning in 2026, the district's ongoing role is limited to the administrative responsibilities defined in the IAA, including statutory governance, audit compliance, legal obligations, election administration, and the annual transfer of remaining tax revenues to UCHealth. Under the IAA, all tax revenue received by the district must be remitted to UCHealth after the administrative allowance is retained. The district does not conduct any services following the operational transition.

This budget is prepared using the cash basis of accounting, as permitted under § 29-1-103(1)(e), C.R.S. Under the cash basis, revenues are recognized when received and expenditures are recognized when paid. The district does not maintain a fund balance and does not budget for reserves. All revenues received in 2026 and 2027 are fully appropriated to administrative expenditures and the required UCHealth transfer, resulting in a balanced budget for each year.

Under the IAA, the District's 2026 administrative allowance was originally \$200,000, but was amended to \$450,000 through a Memorandum of Understanding ("MOU") with UCHealth to accommodate additional administrative obligations during the transition year. The district has budgeted administrative expenditure equal to this amended allowance. For 2027, the administrative allowance returns to \$200,000 under the IAA, and the district has budgeted administrative expenditures equal to that amount.

Administrative expenditures include office rental, coordinator salary, audit costs, legal services, contract services, insurance, board education, board travel, accounting services, election costs, and retirement plan close-out costs. These expenditures are estimates based on prior-year activity and anticipated needs. Actual expenditures may vary within categories; however, total administrative expenditures will remain within the applicable administrative allowance.

# DISTRICT OVERVIEW

A simplified post-affiliation operating model

**Park Hospital District** is a Colorado special district governed by a five-member elected Board of Directors. Following the December 1, 2025 affiliation transition, the District no longer operates a hospital or clinical services. Its ongoing work centers on governance, compliance, administration of the affiliation agreements, and transfer of remaining tax revenues to UCHealth after allowed District administrative expenses.

## DISTRICT RESPONSIBILITIES

- Board governance and statutory compliance
- Annual audit and financial reporting
- Legal and contract administration
- Election administration
- Affiliation oversight and records retention

## 2027 BUDGET MODEL

- \$200,000 administrative allowance
- Property-tax-funded annual budget
- Remaining tax revenue transferred to UCHealth
- Cash-basis presentation
- Calendar-year fiscal period

# 2027 BUDGET AT A GLANCE

### PROJECTED PROPERTY TAX REVENUE

**\$4,247,155.63**

### PLANNED UCHEALTH TRANSFER

**\$4,047,155.63**

### ADMINISTRATIVE ALLOWANCE

**\$200,000**

### BUDGETARY BASIS

**Cash Basis**

## 2027 BUDGET SUMMARY

### Budget Summary Statement - Cash Basis 2025-2027

| Description                                       | 2025 Actuals      | 2026 Budget (Amended) | 2027 Proposed Budget |
|---------------------------------------------------|-------------------|-----------------------|----------------------|
| <b>REVENUES</b>                                   |                   |                       |                      |
| Hospital Patient Care and Operating Revenue       | 56,616,112        | —                     | —                    |
| Mill Levy (Property Tax) Revenue                  | 4,003,969         | 4,400,132             | 4,247,155.63         |
| Ad Valorem Revenue                                | —                 | 250,000               | —                    |
| <b>TOTAL REVENUES</b>                             | <b>60,620,081</b> | <b>4,650,132</b>      | <b>4,247,155.63</b>  |
| <b>ADMINISTRATIVE EXPENDITURES</b>                |                   |                       |                      |
| Administrative Allowance                          | —                 | 450,000               | 200,000              |
| Administrative Expenditures (detail on next page) | —                 | 450,000               | 200,000              |
| PHD Transfer to UCHealth                          | —                 | 4,200,132             | 4,047,155.63         |
| <b>TOTAL EXPENDITURES</b>                         | <b>60,622,271</b> | <b>4,650,132</b>      | <b>4,247,155.63</b>  |
| <b>EXCESS (DEFICIT)</b>                           | <b>(2,190)</b>    | <b>0</b>              | <b>0</b>             |

**Note:** 2025 reflects District hospital operations prior to the December 1, 2025 affiliation transition and is not directly comparable to the District's post-affiliation operations.

## 2027 ADMINISTRATIVE BUDGET DETAIL

Estimated uses within the \$200,000 administrative allowance

| Administrative Expenditure               | 2027 Proposed        |
|------------------------------------------|----------------------|
| Office Rental                            | \$ 14,400.00         |
| Board Coordinator Services               | \$ 22,500.00         |
| Audit                                    | \$ 30,000.00         |
| Legal Fees                               | \$ 20,000.00         |
| Contract Services                        | \$ 7,500.00          |
| D&O Insurance                            | \$ 12,000.00         |
| Office Supplies                          | \$ 1,000.00          |
| Subscriptions & Dues                     | \$ 2,200.00          |
| Board Education                          | \$ 4,000.00          |
| Board Travel & Meals                     | \$ 3,000.00          |
| Accounting Services                      | \$ 12,000.00         |
| Election Costs                           | \$ 45,000.00         |
| Ascensus District Costs                  | \$ 7,000.00          |
| Document Storage                         | \$ 1,800.00          |
| Administrative Contingency               | \$ 17,600.00         |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 200,000.00</b> |

## BUDGET PROCESS & IMPORTANT DATES

Proposed 2027 budget calendar

|        |                                                                                                                          |
|--------|--------------------------------------------------------------------------------------------------------------------------|
| OCT 13 | <b>Official proposed budget submitted to the Board</b><br>Statutory budget-submission.                                   |
| OCT 28 | <b>Public hearing - 5:30 p.m.</b><br>Regular Board Meeting, Estes Park Town Hall.                                        |
| DEC 2  | <b>Proposed budget adoption</b><br>Proposed rescheduled Regular Meeting: adopt 2027 Budget and Appropriation Resolution. |
| DEC 10 | <b>Assessor valuation update</b><br>Final valuation information for the mill levy calculation.                           |
| DEC 14 | <b>Proposed special meeting</b><br>Board action to certify the final mill levy.                                          |
| DEC 15 | <b>Mill levy certification due</b><br>Submit certification to Larimer County.                                            |
| JAN 31 | <b>Adopted 2027 budget due</b><br>Submit adopted 2027 budget to DOLA.                                                    |

## PUBLIC HEARING

**Wednesday, October 28, 2026 at 5:30 p.m.**

**Estes Park Town Hall - 170 MacGregor Avenue, Estes Park, Colorado**

Proposed budget available at [www.parkhospitaldistrict.org](http://www.parkhospitaldistrict.org) and at the District office by appointment.