

**MURPHY CREEK METROPOLITAN DISTRICT NO. 3  
RESOLUTION TO ADOPT 2026 BUDGET**

WHEREAS, the Board of Directors (“Board”) of Murphy Creek Metropolitan District No. 3 (“District”) has appointed Goodwin & Company (“District Manager”) to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, the District Manager has submitted the proposed budget to the Board for its consideration prior to October 15; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 19, 2025, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Murphy Creek Metropolitan District No. 3:

1. That estimated expenditures and fund transfers for each fund are as follows:

General Fund	\$ 1,348,753
Debt Service Fund	1,903,142.92

2. That estimated revenues for each fund are as follows:

<b>General Fund:</b>	
From unappropriated surpluses	\$ 2,049,019
From sources other than general property tax	1,335,862
<b>Subtotal</b>	<b>\$ 3,384,881</b>

<b>Debt Service Fund:</b>	
From unappropriated surpluses	\$ 59,700
From general property tax	\$ 1,919,545
<b>Subtotal</b>	<b>\$ 1,979,245</b>

3. That the budget, as submitted and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Murphy Creek Metropolitan District No. 3 for the 2026 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the District Manager to all appropriate agencies and is made a part of the public records of the District.

### **TO SET MILL LEVIES**

WHEREAS, the amount of tax revenues necessary to balance the budget for general operating expenses is \$0.00; and

WHEREAS, the amount of tax revenues necessary to balance the budget for debt service expenses is \$1,810,891.51; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$58,199,952.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Murphy Creek Metropolitan District No. 3:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.00.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2026 budget year, there is hereby levied a property tax of 31.115 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,810,891.51.

3. That the District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as hereinabove determined and set.

### **TO APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Murphy Creek Metropolitan District No. 3 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund	\$	1,335,862
Debt Service Fund		1,810,892

Adopted this 19<sup>th</sup> day of November 2025.

MURPHY CREEK METROPOLITAN DISTRICT  
NO. 3

By:   
Glenn A. Miller, President

ATTEST:  
By:   
Alex Ortiz, Treasurer

**2026 Murphy Creek Metro Dist 3 Debt Service Budget**

	2022	2023	2024	2025	2026
<b>Beginning Balance</b>	<b>\$338,222.00</b>	<b>\$927.00</b>	<b>\$948.07</b>	<b>\$54,693.07</b>	<b>\$59,700.25</b>
<b>Revenues</b>					
Property Taxes	\$2,073,596.00	\$2,064,502.00	\$1,699,934.00	\$1,747,098.00	\$1,810,661.01
Specific Ownership Taxes	\$120,426.00	\$144,515.00	\$118,982.00	\$122,286.00	\$108,639.66
Interest Income	\$18,280.00	\$5,000.00	\$2,500.00	\$2,500.00	\$2,500.00
Developer Assessment fees	\$182,388.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Revenues</b>	<b>\$2,394,690.00</b>	<b>\$2,214,017.00</b>	<b>\$1,821,416.00</b>	<b>\$1,871,884.00</b>	<b>\$1,921,800.67</b>
<b>Total Funds Available</b>	<b>\$2,732,912.00</b>	<b>\$2,214,944.00</b>	<b>\$1,822,364.07</b>	<b>\$1,926,577.07</b>	<b>\$1,981,500.92</b>
<b>Expenditures</b>					
Bond/Loan Principal	\$2,699,382.00	\$2,176,362.50	\$255,000.00	\$190,000.00	\$235,000.00
Bond/Loan Interest			\$1,487,171.00	\$1,649,287.50	\$1,639,312.25
Trustee fees	\$1,500.00	\$3,000.00			
Treasurers fees	\$31,103.00	\$30,968.00	\$25,500.00	\$27,589.32	\$28,827.01
<b>Total Expenditures</b>	<b>\$2,731,985.00</b>	<b>\$2,210,330.50</b>	<b>\$1,767,671.00</b>	<b>\$1,866,876.82</b>	<b>\$1,903,139.26</b>
<b>Ending Fund Balance</b>	<b>\$927.00</b>	<b>\$4,613.50</b>	<b>\$54,693.07</b>	<b>\$59,700.25</b>	<b>\$78,361.66</b>
<b>Assessed Valuation</b>	<b>\$38,240,889.00</b>	<b>\$38,001,393.00</b>	<b>\$49,647,605.00</b>	<b>\$51,025,056.00</b>	<b>\$58,192,544.00</b>
Mill Levy	54.327	54.327	34.24	34.24	31.115

<b>Murphy Creek Metropolitan District No. 3</b>								
<b>2026 Operating Budget Draft</b>								
<b>Monthly Aesements</b>								
<b>Lot Count</b>	1840							
<b>Beginning Fund Balance</b>	\$1,846,496.36	\$997,404.00		\$997,404.00				
	<b>2026 Budget</b>	<b>2025 Projected</b>	<b>2025 Actual (thru 10/31)</b>	<b>2025 Budget</b>	<b>2024 Actual</b>	<b>2024 Budget</b>	<b>2023 Actual</b>	<b>2023 Budget</b>
<b>INCOME</b>								
<b>Assessments</b>								
Assessments	1,324,800.00	1,193,184.00	994,320.00	\$1,213,920.00	\$1,025,280.00	\$1,018,080.00	\$1,006,560.00	\$1,006,560.00
Developer Assessments	1,075.80	42,761.64	35,634.70	\$42,761.64	\$38,309.00	\$42,762.00	\$42,762.00	\$32,071.00
<b>TOTAL Assessments</b>	<b>1,325,875.80</b>	<b>1,235,945.64</b>	<b>1,029,954.70</b>	<b>\$1,229,961.60</b>	<b>\$1,063,589.00</b>	<b>\$1,060,842.00</b>	<b>\$1,049,322.00</b>	<b>\$1,038,631.00</b>
<b>Other Income</b>								
Clubhouse Rental	5,200.00	5,000.00	4,400.00	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00
Keys & Amentities Cards	1,500.00	1,754.00	1,754.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Interest Income	3,600.00	3,492.00	2,692.24	\$240.00	\$24.00	\$240.00	\$450.00	\$450.00
Late Fee	24,000.00	25,000.00	21,685.37	\$4,800.00	\$20,000.00	\$4,800.00	\$0.00	\$0.00
AR Fee Income	960.00	3,864.00	4,449.00	\$960.00	\$1,800.00	\$960.00	\$0.00	\$0.00
NSF Fees	720.00	650.00	500.00	\$300.00	\$470.00	\$300.00	\$0.00	\$0.00
Misc Income	0.00	975,195.58	52,249.06	\$923,886.52	\$877,432.00	\$0.00	\$0.00	\$0.00
Prior Years Delinquent Assessments	-10,000.00	-10,000.00	-10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Expense Reimbursement	10,000.00	13,691.64	13,691.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Directory Fees	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Other Income</b>	<b>35,980.00</b>	<b>1,018,647.22</b>	<b>91,421.31</b>	<b>\$936,986.52</b>	<b>\$906,526.00</b>	<b>\$13,100.00</b>	<b>\$7,250.00</b>	<b>\$7,250.00</b>
<b>TOTAL INCOME</b>	<b>1,361,855.80</b>	<b>2,254,592.86</b>	<b>1,121,376.01</b>	<b>\$2,166,948.12</b>	<b>\$1,970,115.00</b>	<b>\$1,073,942.00</b>	<b>\$1,056,572.00</b>	<b>\$1,045,881.00</b>
<b>EXPENSES</b>								
<b>Administrative Expenses</b>								
Accounting - Audit	9,500.00	5,500.00	5,500.00	\$7,500.00	\$5,500.00	\$5,500.00	\$0.00	\$0.00
Bank Charges	1,200.00			\$2,400.00	\$720.00	\$2,400.00	\$4,000.00	\$4,000.00
Bank Charges - Return Pymt	720.00	650.00	515.00	\$300.00	\$36.00	\$300.00	\$0.00	\$0.00
Communications Committee	15,000.00	5,000.00	4,032.64	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Copies	15,000.00	5,000.00	3,196.40	\$18,833.00	\$11,000.00	\$1,200.00	\$10,000.00	\$10,000.00
District Mapping	0.00	10,500.00	10,500.00	\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Dues/Licenses/Permits	2,400.00	2,304.00	1,920.00	\$2,000.00	\$1,700.00	\$1,920.00	\$1,222.00	\$1,222.00
Election Services	0.00	2,886.26	2,886.26	\$11,000.00	\$10,000.00	\$40,000.00	\$0.00	\$0.00
Admin-AR Fees	960.00	1,200.00	1,104.00	\$960.00	\$0.00	\$960.00	\$0.00	\$0.00
Legal Expense	10,000.00	20,000.00	17,787.34	\$7,500.00	\$5,000.00	\$45,000.00	\$14,800.00	\$14,800.00
Legal Expense - Corporate	75,000.00	75,000.00	70,390.60	\$48,000.00	\$25,000.00	\$48,000.00	\$125,000.00	\$125,000.00
Management Fees	92,700.00	100,000.00	93,240.00	\$90,000.00	\$74,000.00	\$78,000.00	\$72,000.00	\$72,000.00

Postage/Delivery	7,500.00	5,100.00	648.00	\$5,100.00	\$2,000.00	\$6,540.00	\$3,600.00	\$3,600.00
Printing-Coupons/Stmts	8,000.00	7,000.00	6,990.00	\$9,100.00	\$8,000.00	\$8,100.00	\$0.00	\$0.00
Social Events	4,000.00	500.00	196.67	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting	400.00	750.00	311.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Administrative Expenses</b>	<b>242,380.00</b>	<b>241,390.26</b>	<b>219,218.67</b>	<b>\$260,493.00</b>	<b>\$142,956.00</b>	<b>\$237,920.00</b>	<b>\$230,622.00</b>	<b>\$230,622.00</b>
<b>Utility Expenses</b>								
Communications/Inet	6,500.00	6,000.00	4,842.45	\$7,200.00	\$6,500.00	\$4,500.00	\$4,300.00	\$4,300.00
Electric	23,000.00	22,000.00	18,115.83	\$24,000.00	\$21,000.00	\$22,800.00	\$20,000.00	\$20,000.00
Phone Service	3,000.00	3,000.00	2,258.01	\$3,000.00	\$2,800.00	\$1,584.00	\$3,000.00	\$3,000.00
Water	175,500.00	195,000.00	186,057.97	\$175,500.00	\$151,000.00	\$188,884.00	\$160,000.00	\$187,300.00
<b>TOTAL Utility Expenses</b>	<b>208,000.00</b>	<b>226,000.00</b>	<b>211,274.26</b>	<b>\$209,700.00</b>	<b>\$181,300.00</b>	<b>\$217,768.00</b>	<b>\$187,300.00</b>	<b>\$214,600.00</b>
<b>Property Expenses</b>								
Access Ctrl/Maint	3,300.00	2,750.00	2,615.65	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00
Club/Fitness Repair/Maint	12,000.00	8,500.00	7,763.77	\$24,000.00	\$17,500.00	\$17,500.00	\$35,000.00	\$35,000.00
Concrete Repair/Maint	10,000.00	0.00	0.00	\$20,000.00	\$5,000.00	\$0.00	\$12,000.00	\$12,000.00
Electrican Repair/Maint	6,000.00	7,500.00	2,678.63			\$0.00	\$0.00	\$0.00
Fence Repair/Maint	25,000.00	75,000.00	0.00	\$25,000.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00
Irrigation Repair/Maint	75,000.00	65,000.00	55,150.16	\$60,000.00	\$150,000.00	\$40,000.00	\$25,000.00	\$25,000.00
Janitorial-Porter	11,000.00	11,000.00	8,221.38	\$12,000.00	\$10,800.00	\$10,800.00	\$9,700.00	\$9,700.00
Janitorial-Supplies	1,000.00	750.00	592.11	\$900.00	\$900.00	\$900.00	\$0.00	\$0.00
Keys/Locks	1,750.00	2,200.00	1,387.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscape-Enhancements	80,000.00	181,214.29	181,214.29	\$140,000.00	\$40,000.00	\$18,000.00	\$5,000.00	\$5,000.00
Landscape-Maint	159,223.00	159,223.00	132,685.80	\$180,000.00	\$127,415.00	\$127,415.00	\$119,880.00	\$119,880.00
Landscape-Mulch	15,000.00	0.00	0.00	\$20,000.00	\$13,000.00	\$0.00	\$40,000.00	\$0.00
Landscape - Retention Pond	10,000.00	7,500.00	0.00	\$14,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
Landscape-Tree Maint	60,000.00	60,000.00	47,600.00	\$80,000.00	\$24,000.00	\$24,000.00	\$58,000.00	\$58,000.00
Pet Stations	0.00	0.00	0.00	\$2,400.00	\$1,750.00	\$2,300.00	\$2,300.00	\$2,300.00
Playscape Maint/Repair	80,000.00	0.00	0.00	\$250,000.00	\$2,700.00	\$0.00	\$500.00	\$0.00
Pool Mgmt-Lfgds/Monitor	90,500.00	90,000.00	47,897.00	\$90,000.00	\$85,000.00	\$68,768.00	\$53,500.00	\$53,500.00
Pool/Spa-Maint/Supplies	25,000.00	27,277.21	27,277.21	\$10,000.00	\$38,000.00	\$12,000.00	\$15,000.00	\$15,000.00
Pool/Spa-Maint-Chemicals	3,500.00	2,508.12	2,508.12	\$15,000.00	\$15,000.00	\$9,500.00	\$7,522.00	\$7,522.00
Pool Furniture	0.00	50,737.62	50,737.62	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Premise Safety	8,000.00	2,000.00	1,350.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Security/Monitoring-Patrol	90,000.00	90,000.00	53,892.00	\$90,000.00	\$180,000.00	\$90,000.00	\$89,160.00	\$89,160.00
Community Security Cameras	50,000.00	49,000.00	47,663.98	\$49,000.00	\$60,000.00	\$20,720.00	\$3,000.00	\$3,000.00
Snow Removal	42,000.00	42,000.00	25,365.00	\$42,000.00	\$24,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Tennis Courts	2,000.00	3,500.00	2,883.57	\$6,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Property Expenses</b>	<b>860,273.00</b>	<b>937,660.24</b>	<b>699,483.29</b>	<b>\$3,740,916.53</b>	<b>\$815,065.00</b>	<b>\$496,903.00</b>	<b>\$514,062.00</b>	<b>\$473,562.00</b>
<b>Tax/Ins/Interest Exp</b>								
Ins-F&EC or Package	41,480.00	450.00	0.00	\$53,900.00	\$31,097.00	\$43,412.00	\$31,097.00	\$31,097.00
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>41,480.00</b>	<b>450.00</b>		<b>\$95,830.00</b>	<b>\$31,097.00</b>	<b>\$43,412.00</b>	<b>\$31,097.00</b>	<b>\$31,097.00</b>

<b>TOTAL EXPENSES</b>	<b>1,352,133.00</b>	<b>1,405,500.50</b>	<b>1,129,976.22</b>	<b>\$4,306,939.53</b>	<b>\$1,170,418.00</b>	<b>\$996,003.00</b>	<b>\$963,081.00</b>	<b>\$949,881.00</b>
<b>Excess Revenue / Expense</b>	<b>9,722.80</b>	<b>849,092.36</b>	<b>-8,600.21</b>	<b>\$1,258,170.28</b>	<b>\$997,404.00</b>	<b>\$77,939.00</b>	<b>\$93,491.00</b>	<b>\$96,000.00</b>
<b>Ending Fund Balance</b>	<b>1,856,219.16</b>	<b>1,846,496.36</b>	<b>-8,600.21</b>	<b>\$2,255,574.28</b>	<b>\$997,404.00</b>	<b>\$77,939.00</b>	<b>\$93,491.00</b>	<b>\$96,000.00</b>

## BUDGET MESSAGE

Murphy Creek Metropolitan District No. 3 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the City Council for Aurora, Colorado on September 14, 1998 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District is currently repaying debt issued in January 2024, which was used to refinance its 2006 general obligation bonds – the proceeds of which were used to finance the construction of streets and safety controls, parks and recreation, water facilities, sanitary sewer, and storm drainage within the District. The District also provides residents with the following services (1) operations and maintenance of a clubhouse, swimming pool and tennis court facilities, and (2) maintenance of parks and open space areas throughout the District.

For the collection year 2026, the District adopted a mill levy of 31.115 for debt service, with a total budget of \$1,810,661. The District's assessed valuation increased by approximately \$7,170,561.00 (or 14.05%) to \$58,192,544 from the prior year.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.



**ARAPAHOE COUNTY**

November 25, 2025

AUTH 4478 MURPHY CREEK METRO #3  
DISTRICT MANAGER  
C/O SHANNON TORGERSON  
14901 E HAMPDEN AVE SUITE 320  
AURORA CO 80014

**PK Kaiser, MBA, MS**

Assessor

OFFICE OF THE ASSESSOR  
5334 S. Prince Street  
Littleton, CO 80120-1136  
Phone: 303-795-4600  
TDD: Relay-711  
Fax: 303-797-1295  
[www.arapahoeco.gov/assessor](http://www.arapahoeco.gov/assessor)  
[assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

Code # 4478

### CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2025 of:

\$58,192,544

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS  
Arapahoe County Assessor

enc

## CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity       YES    NO

Date: November 25, 2025

**NAME OF TAX ENTITY:**                      MURPHY CREEK METRO DIST#3

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	51,021,983
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	58,192,544
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	58,192,544
5. NEW CONSTRUCTION: *	5.	\$	5,711,508
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Ⓢ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	152

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution
- \* New construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- Ⓢ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	894,109,285
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	91,379,344
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:			
1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:			
HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	8
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.			

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.**

IN ACCORDANCE WITH 39-5-121(2)(A) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	58,192,544
2. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	0
3. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	58,192,544
4. NEW CONSTRUCTION:	4.	\$	5,711,508
5. ANNEXATIONS/INCLUSIONS:	5.	\$	0
6. PREVIOUSLY EXEMPT PROPERTY:	6.	\$	0
7. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	\$	0
8. INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	\$	0
9. TAXES ABATED AND REFUNDED AS OF AUG.1 (29-1-301(1)(A), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	9.	\$	152
10. TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10.	\$	0
11. REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0

**Notes:**

The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

