

**THE BRANDS WEST METROPOLITAN DISTRICT NO. 4**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2025**

**THE BRANDS WEST METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ 74	\$ 3,563
<b>REVENUES</b>			
Property taxes	15,780	101,433	124,380
Specific ownership taxes	1,137	8,495	8,707
Other Revenue	-	3,563	8,350
Total revenues	16,917	113,491	141,437
Total funds available	16,917	113,565	145,000
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's Fee	315	2,100	2,488
Transfers to District No. 1	16,528	107,902	134,162
Contingency	-	-	8,350
Total expenditures	16,843	110,002	145,000
Total expenditures and transfers out requiring appropriation	16,843	110,002	145,000
ENDING FUND BALANCES	\$ 74	\$ 3,563	\$ -

**THE BRANDS WEST METROPOLITAN DISTRICT NO. 4**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/28/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Commercial	\$ -	\$ 6,509,628	\$ 5,966,275
Agricultural	10	10	10
State assessed	-	310	322
Vacant land	789,003	-	-
Certified Assessed Value	\$ 789,013	\$ 6,509,948	\$ 5,966,607

**MILL LEVY**

General	20.000	20.841	20.846
Total mill levy	20.000	20.841	20.846

**PROPERTY TAXES**

General	\$ 15,780	\$ 135,674	\$ 124,380
Levied property taxes	15,780	135,674	124,380
Adjustments to actual/rounding	-	(34,057)	-
Refunds and abatements	-	(184)	-
Budgeted property taxes	\$ 15,780	\$ 101,433	\$ 124,380

**BUDGETED PROPERTY TAXES**

General	\$ 15,780	\$ 101,433	\$ 124,380
	\$ 15,780	\$ 101,433	\$ 124,380

**THE BRANDS WEST METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Brands West Metropolitan District No. 4's (the District) organization was approved by eligible electors of the District at an election held on November 7, 2017. The District was organized by order of the District Court in and for Larimer County on December 29, 2017. The formation of the District was approved by the City of Loveland, Colorado in conjunction with the approval by the City Council of a Consolidated Service Plan for the District, The Brands West Metropolitan District No. 1, The Brands West Metropolitan District No. 2, and The Brands West Metropolitan District No. 3 on September 5, 2017. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.)

At a special election of the eligible electors of the District on November 7, 2017, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

The District 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 District 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**

Property taxes are levied by the District's Board of Directors. 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, sale of the tax liens on delinquent properties are held in November and December. The County Treasurer remits the taxes collected monthly to the District.

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

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2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

**Specific Ownership Taxes**

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 7% of the property taxes collected.

**Expenditures**

**County Treasurer’s Fees**

County Treasurer’s fees have been computed at 2.0% of property tax collections.

**Transfer to the Brands West Metropolitan District No. 1**

The Brands West Metropolitan District No. 1 will provide certain operation, maintenance and administrative services benefitting the District, The Brands West Metropolitan District No. 2, and The Brands West Metropolitan District No. 3 (collectively, “Districts”). The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to The Brands West Metropolitan District No. 1.

**Debt and Leases**

The District does not have any debt. Additionally, the District has no operating or capital leases.

**THE BRANDS WEST METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all Districts' operations, maintenance and administrative costs, an Emergency Reserve is not reflected in the District's budget.

**This information is an integral part of the accompanying budget.**