

BRADBURN METROPOLITAN DISTRICT NO. 3  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2025

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**SUMMARY**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/28/25

|   | ACTUAL<br>2023 | ESTIMATED<br>2024 | BUDGET<br>2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES   | \$ 1,467,842   | \$ 1,684,490      | \$ 2,014,837   |
| REVENUES  |                |                   |                |
| Property taxes  | 795,294        | 929,041           | 929,553        |
| Specific ownership taxes  | 54,570         | 45,652            | 50,000         |
| Interest income   | 90,266         | 99,000            | 90,000         |
| Other revenue   | -              | 7,654             | -              |
| Total revenues  | 940,130        | 1,081,347         | 1,069,553      |
| <br>Total funds available   | <br>2,407,972  | <br>2,765,837     | <br>3,084,390  |
| EXPENDITURES  |                |                   |                |
| General Fund  | 247,830        | 260,000           | 291,000        |
| Debt Service Fund   | 475,652        | 491,000           | 490,000        |
| Total expenditures  | 723,482        | 751,000           | 781,000        |
| <br>Total expenditures and transfers out<br>requiring appropriation | <br>723,482    | <br>751,000       | <br>781,000    |
| ENDING FUND BALANCES  | \$ 1,684,490   | \$ 2,014,837      | \$ 2,303,390   |
| EMERGENCY RESERVE   | \$ 7,500       | \$ 8,400          | \$ 8,200       |
| AVAILABLE FOR OPERATIONS  | 96,371         | 113,587           | 93,716         |
| DEBT SERVICE RESERVE  | 287,200        | 287,200           | 287,200        |
| DEBT SERVICE FUND BALANCE   | 1,293,419      | 1,605,650         | 1,914,274      |
| TOTAL RESERVE   | \$ 1,684,490   | \$ 2,014,837      | \$ 2,303,390   |

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**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**

|                          |                      |                      |                      |
|--------------------------|----------------------|----------------------|----------------------|
| Residential              | \$ 18,653,500        | \$ 22,034,360        | \$ 22,029,410        |
| Commercial               | 334,250              | 199,960              | 199,960              |
| State assessed           | 2,570                | 2,650                | 2,960                |
| Vacant land              | 171,290              | 168,300              | 168,300              |
| Personal property        | 279,450              | 292,460              | 309,620              |
|                          | <u>19,441,060</u>    | <u>22,697,730</u>    | <u>22,710,250</u>    |
| Adjustments              | -                    | -                    | -                    |
| Certified Assessed Value | <u>\$ 19,441,060</u> | <u>\$ 22,697,730</u> | <u>\$ 22,710,250</u> |

**MILL LEVY**

|                 |               |               |               |
|-----------------|---------------|---------------|---------------|
| General         | 9.508         | 9.508         | 9.508         |
| Debt Service    | 31.423        | 31.423        | 31.423        |
| Total mill levy | <u>40.931</u> | <u>40.931</u> | <u>40.931</u> |

**PROPERTY TAXES**

|                                |                   |                   |                   |
|--------------------------------|-------------------|-------------------|-------------------|
| General                        | \$ 184,846        | \$ 215,810        | \$ 215,929        |
| Debt Service                   | 610,896           | 713,231           | 713,624           |
| Levied property taxes          | <u>795,742</u>    | <u>929,041</u>    | <u>929,553</u>    |
| Adjustments to actual/rounding | (448)             | -                 | -                 |
| Budgeted property taxes        | <u>\$ 795,294</u> | <u>\$ 929,041</u> | <u>\$ 929,553</u> |

**BUDGETED PROPERTY TAXES**

|              |                   |                   |                   |
|--------------|-------------------|-------------------|-------------------|
| General      | \$ 184,742        | \$ 215,810        | \$ 215,929        |
| Debt Service | 610,552           | 713,231           | 713,624           |
|              | <u>\$ 795,294</u> | <u>\$ 929,041</u> | <u>\$ 929,553</u> |

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/28/25

|   | ACTUAL<br>2023 | ESTIMATED<br>2024 | BUDGET<br>2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES   | \$ 104,827     | \$ 103,871        | \$ 121,987     |
| REVENUES  |                |                   |                |
| Property taxes  | 184,742        | 215,810           | 215,929        |
| Specific ownership taxes  | 54,570         | 45,652            | 50,000         |
| Interest income   | 7,562          | 9,000             | 5,000          |
| Other revenue   | -              | 7,654             | -              |
| Total revenues  | 246,874        | 278,116           | 270,929        |
| Total funds available   | 351,701        | 381,987           | 392,916        |
| EXPENDITURES  |                |                   |                |
| General and administrative                                      |                |                   |                |
| Accounting  | 26,796         | 29,000            | 30,500         |
| Auditing  | 6,200          | 6,400             | 7,500          |
| County Treasurer's Fee  | 2,773          | 3,237             | 3,239          |
| Dues and membership   | 476            | 492               | 700            |
| Insurance   | 2,997          | 3,102             | 3,500          |
| Legal   | 26,277         | 35,000            | 30,000         |
| Election  | 3,750          | 5,000             | 5,000          |
| Alley Improvements  | 177,961        | 171,917           | 200,000        |
| Contingency   | -              | 5,252             | 3,061          |
| Website   | 600            | 600               | 7,500          |
| Total expenditures  | 247,830        | 260,000           | 291,000        |
| Total expenditures and transfers out<br>requiring appropriation | 247,830        | 260,000           | 291,000        |
| ENDING FUND BALANCES  | \$ 103,871     | \$ 121,987        | \$ 101,916     |
| EMERGENCY RESERVE   | \$ 7,500       | \$ 8,400          | \$ 8,200       |
| AVAILABLE FOR OPERATIONS  | 96,371         | 113,587           | 93,716         |
| TOTAL RESERVE   | \$ 103,871     | \$ 121,987        | \$ 101,916     |

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/28/25

|   | ACTUAL<br>2023      | ESTIMATED<br>2024   | BUDGET<br>2025      |
|---|---------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES   | \$ 1,363,015        | \$ 1,580,619        | \$ 1,892,850        |
| REVENUES  |                     |                     |                     |
| Property taxes  | 610,552             | 713,231             | 713,624             |
| Interest income   | 82,704              | 90,000              | 85,000              |
| Total revenues  | <u>693,256</u>      | <u>803,231</u>      | <u>798,624</u>      |
| TRANSFERS IN  |                     |                     |                     |
| Total funds available   | <u>2,056,271</u>    | <u>2,383,850</u>    | <u>2,691,474</u>    |
| EXPENDITURES  |                     |                     |                     |
| General and administrative                                      |                     |                     |                     |
| County Treasurer's Fee  | 9,164               | 10,698              | 10,704              |
| Paying agent fees   | 3,000               | 3,000               | 3,000               |
| Contingency   | -                   | 4,415               | 4,608               |
| Debt Service  |                     |                     |                     |
| Bond Interest - 2016 Bonds                                      | 323,488             | 317,887             | 311,688             |
| Bond Principal - 2016 Bonds                                     | 140,000             | 155,000             | 160,000             |
| Total expenditures  | <u>475,652</u>      | <u>491,000</u>      | <u>490,000</u>      |
| Total expenditures and transfers out<br>requiring appropriation | <u>475,652</u>      | <u>491,000</u>      | <u>490,000</u>      |
| ENDING FUND BALANCES  | <u>\$ 1,580,619</u> | <u>\$ 1,892,850</u> | <u>\$ 2,201,474</u> |
| DEBT SERVICE RESERVE  | \$ 287,200          | \$ 287,200          | \$ 287,200          |
| DEBT SERVICE FUND BALANCE                                       | 1,293,419           | 1,605,650           | 1,914,274           |
| TOTAL RESERVE   | <u>\$ 1,580,619</u> | <u>\$ 1,892,850</u> | <u>\$ 2,201,474</u> |

**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District is a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide construction, installation, financing and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

On November 7, 2000, the electorate authorized general obligation indebtedness of \$8,000,000 for street improvements, \$1,000,000 for traffic safety, \$5,500,000 for parks and recreation, \$2,500,000 for water supply system, \$2,500,000 for sanitary sewer system, \$1,000,000 for television relay system, \$1,000,000 for public transportation, \$500,000 for mosquito control, \$26,000,000 for debt associated with intergovernmental contracts, \$23,500,000 for refinancing of District debt, and \$2,500,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$100,000 for general operations and maintenance, and \$2,500,000 in revenues other than ad valorem taxes. At the election held on November 8, 2016 the electorate authorized to increase its ad valorem property taxes imposed to pay operations, maintenance and other expenses of the District by \$150,000 annually, or such greater or lesser amount as may be derived from an ad valorem mill levy not in excess of 9.508 mills (as adjusted to account for changes in law or the method by which assessed valuation is calculated occurring after 2016). The 2025 operations and maintenance mill levy is 9.508 mills. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

This District has no employees and all administrative functions are contracted.

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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (Continued)**

The District's maximum Required Mill Levy is 40.931 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2025, the adjusted maximum mill levy for debt service is 31.423 mills.

For property tax collection year 2025, SB22-238 and SB23B-001 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%      |  |                               |               |

The calculation of the taxes levied is displayed on page on the Property Tax Summary page of the Budget at the adopted total mill levy of 40.931 mills.

**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 5% of the property taxes collected by the District.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, meeting expense, and other administrative expenses. As well as, alleyway maintenance which includes concrete and repair of alleys.

**BRADBURN METROPOLITAN DISTRICT NO. 3  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures - (Continued)**

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt Service**

Principal and interest payments in 2025 are provided based on the debt amortization schedule from the Series 2016 Bonds (discussed under Debts and Leases).

**Debt and Leases**

On November 23, 2016, the District issued Series 2016 \$8,500,000 General Obligation Tax-Refunding Bonds (the Series 2016 Bonds). The 2016 Bonds are term bonds and bear interest at 4.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Bonds maturing on December 1, 2046 and thereafter are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2017.

The 2016 Bonds are secured by pledged revenues consisting of the Required Mill Levy, Capital Fees, that portion of the Specific Ownership Taxes allocable to the Required Mill Levy, and any other legally available moneys in that the District determines to apply as pledged revenues. The Required Mill Levy is an ad valorem mill imposed upon all taxable property of the District each year in an amount which will be sufficient to pay the principal of an interest on the 2016 Bonds when due and owing.

The District's current debt service schedule is attached for the Series 2016 Bonds.

The District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending for 2025, as defined under TABOR.

**Debt Service Reserve**

The District maintains a Debt Service Reserve as required with the issuance of the 2016 Bonds.

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



**BRADBURN METROPOLITAN DISTRICT NO. 3**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$8,500,000 General Obligation Refunding Bonds**  
**Series 2016, Dated November 23, 2016**  
**4.00% Term Bonds Due December 1, 2046**  
**Interest Payable June 1 and December 1,**  
**Principal Due December 1**

| <b>Year Ended December 31,</b> | <b>Principal</b>    | <b>Interest</b>     | <b>Total</b>         |
|--------------------------------|---------------------|---------------------|----------------------|
| 2025                           | \$ 160,000          | \$ 311,688          | \$ 471,688           |
| 2026                           | 175,000             | 305,287             | 480,287              |
| 2027                           | 185,000             | 298,288             | 483,288              |
| 2028                           | 200,000             | 290,425             | 490,425              |
| 2029                           | 210,000             | 281,925             | 491,925              |
| 2030                           | 225,000             | 273,000             | 498,000              |
| 2031                           | 235,000             | 263,437             | 498,437              |
| 2032                           | 255,000             | 253,450             | 508,450              |
| 2033                           | 270,000             | 241,975             | 511,975              |
| 2034                           | 290,000             | 229,825             | 519,825              |
| 2035                           | 305,000             | 216,775             | 521,775              |
| 2036                           | 330,000             | 203,050             | 533,050              |
| 2037                           | 345,000             | 188,200             | 533,200              |
| 2038                           | 365,000             | 174,400             | 539,400              |
| 2039                           | 380,000             | 159,800             | 539,800              |
| 2040                           | 410,000             | 144,600             | 554,600              |
| 2041                           | 425,000             | 128,200             | 553,200              |
| 2042                           | 450,000             | 111,200             | 561,200              |
| 2043                           | 470,000             | 93,200              | 563,200              |
| 2044                           | 500,000             | 74,400              | 574,400              |
| 2045                           | 520,000             | 54,400              | 574,400              |
| 2046                           | 840,000             | 33,600              | 873,600              |
|                                | <u>\$ 7,545,000</u> | <u>\$ 4,331,125</u> | <u>\$ 11,876,125</u> |

No assurance provided. See summary of significant assumptions.