

**UNION COLONY WEST METROPOLITAN DISTRICT NO. 1**  
**Adopted 2026 Budget**

**GENERAL FUND**  
**ADOPTED 2026 BUDGET**  
with 2024 Actual and 2025 Estimated

	<b>2024</b>	<b>2025</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Estimated</b>	<b>2026</b>
			<b>Budget</b>
<b>REVENUE</b>			
Property Tax	\$ -	\$ 3	\$ 2
Developer Advance	-	65,000	-
District Fees	-	12,600	<b>35,000</b>
Trash Fees	-	9,000	<b>27,600</b>
Miscellaneous Income (Fines, Late Fees, CC charges, etc.)	-	2,000	<b>10,000</b>
IGA Revenue			
District No. 2	-	114	<b>15,611</b>
District No. 3	-	76	<b>14,818</b>
District No. 4	-	630	<b>43,250</b>
District No. 5	-	227	<b>17,700</b>
District No. 6	-	259	<b>1,836</b>
District No. 7	-	83	<b>746</b>
District No. 8	-	156	<b>1,439</b>
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ 90,148</b>	<b>\$ 168,002</b>
<b>EXPENDITURES</b>			
General Government			
District Management, Accounting, Enforcement, etc.	\$ -	\$ 50,000	\$ <b>70,000</b>
Audit/Audit Exemptkions	-	-	<b>4,000</b>
Billing Expense	-	400	<b>600</b>
Dues and Subscriptions	-	214	<b>500</b>
Election	-	567	-
Insurance	-	-	<b>4,000</b>
Landscape Maintenance	-	-	<b>20,000</b>
Legal	-	10,000	<b>10,000</b>
Trash Service	-	9,000	<b>27,600</b>
Utilities	-	18,000	<b>20,000</b>
Website/Support	-	1,200	<b>1,200</b>
Miscellaneous/Contingency	-	500	<b>1,000</b>
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 89,881</b>	<b>\$ 158,900</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 267</b>	<b>\$ 9,102</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 267</b>	<b>\$ 9,369</b>

**Final**  
**Assessed Valuation**

New Tax Entity?  YES  NO

WELD COUNTY ASSESSOR

Date 11/17/2025

NAME OF TAX ENTITY: UNION COLONY WEST METROPOLITAN DISTRICT NO. 1

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 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

† 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.
Φ 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. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

Table with 7 rows listing actual valuation items such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' with corresponding dollar amounts.

¶ 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: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: \$ 0.00

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 0.00
\*\* 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.

**USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION (" 5.25% LIMIT")**

1852 County Tax Entity Code

DOLA LGID/SID 68057/1

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.	\$ 30.00
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$ 0.00
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$ 30.00
4.	NEW CONSTRUCTION:	4.	\$ 0.00
5.	ANNEXATIONS/INCLUSIONS:	5.	\$ 0.00
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$ 0.00
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.	\$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$ 0.00
9.	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.):	9.	\$ 0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$ 0.00

\* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts and any county, 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 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.