TOWN BOARD WORK SESSION

August 18, 2025 - 5:30 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Town Board meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

WORK SESSION AGENDA ITEMS

1. Windsor Downtown Alliance/5th Street/Backlots Vision Discussion - M. Vance, Windsor Downtown Alliance Executive Director
2. 2026 Annual Budget Revenue Discussion - D. Moyer, Director of Finance
3. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

To: Windsor Town Board & Town of Windsor Department Heads
From: Michelle Vance, Executive Director, Windsor Downtown Alliance
Date: August 12, 2025
Subject: Upcoming Presentation – Reinvest in Downtown Windsor

Dear Mayor Cline, Town Board Members, and Department Leaders,

On behalf of the Windsor Downtown Alliance, I want to sincerely thank you for allowing us the opportunity to present at your Work Session on Monday, August 18th at 5:30 PM. We are honored to be part of the conversation about shaping the future of our community.

Over the past two months, our team has launched an extensive public outreach campaign to better understand the priorities, concerns, and aspirations of those who live, work, and invest in Downtown Windsor. Through this campaign, we've gathered:

- Over 550 combined survey responses from residents, business owners, and property owners
- Multiple focus groups with families, active adults, grandparents, and business stakeholders
- Dozens of man-on-the-street interviews and community walking tours
- Letters of support from key property and business owners, which are included with this memo

The message from the community is loud and clear: they are ready for thoughtful, long-overdue reinvestment in the heart of Windsor. Our downtown area hasn't seen major infrastructure upgrades in 27 years, yet Windsor, and Colorado as a whole, have experienced transformational growth.

Many of our residents have relocated here from across the country. Our job now is to inspire them to not only live in Windsor, but to love Windsor, to see Downtown as the beating heart of their community and to feel a sense of ownership and pride. It's time to **LIVE LOCAL**.

Our presentation will outline how investments in the Main Street rehabilitation, the proposed 5th Street Plaza, and Backlot parking improvements will:

- Support local business vitality
- Improve accessibility and safety
- Create more gathering spaces for families and events
- Help Windsor remain competitive in Northern Colorado

We are not asking for financial commitments currently. Instead, we are respectfully requesting your support to:

- Proceed with a traffic study, addressing Public Works concerns
- Begin engineering design
- Explore financing tools, such as a loan or bond, that will not raise taxes

We hope this work session will provide an opportunity for you to hear directly from your constituents. Thank you again for your service to Windsor, and we look forward to presenting on Monday evening.

Warm regards,

Michelle Vance
Executive Director
Windsor Downtown Alliance

CC: WDA Board of Directors, Downtown Businesses & Property Owners, and Focus Group Participants

LETTER OF SUPPORT

FROM: Lanny & Shaunette White, Property Owners – 430 Main Street, Windsor, CO
TO: Mayor Julie Cline and Members of the Windsor Town Board
DATE: July 29th, 2025

Dear Mayor Cline and Town Board Members,

We're writing to express our strong support for the Windsor Downtown Alliance's "Reinvest in Downtown Windsor" campaign.

Here's our story: we recently moved from Sisters, Oregon, where we owned a store on Main Street, and purchased 430 Main Street because we genuinely believe in Windsor's potential. In Sisters, we experienced firsthand how prioritizing downtown facade and atmosphere creates a thriving business environment. Their focus on creating a space where people genuinely wanted to hang out and visit regularly translated directly into guaranteed extra revenue during every downtown event and consistently brought better business to all the retail spaces. This isn't just an investment property for us – we relocated our lives here because we see what this downtown could become with the right investment.

We're currently deep into renovating the Windsor Lake Coffee building with a complete façade renovation and major tenant improvements. Our goal is to create something that elevates the experience for locals and visitors alike, but we know our impact will be amplified if the town is investing alongside us.

The proposed Main Street upgrades, 5th Street Plaza, and improved parking infrastructure are not just nice amenities – they are the foundation for creating a downtown people want to spend time in. Right now, Windsor has all the pieces to be that destination, but it needs the infrastructure investment to tie it all together.

The data backs this up: communities that invest in downtown revitalization typically see double-digit growth in sales tax revenue within a few years, retail sales increases of 30% or more, and significant property value appreciation. But beyond the numbers, it's about creating a place that reflects Windsor's character and gives residents a reason to stay local instead of driving to Fort Collins or Denver.

We didn't move here to watch Windsor stay stuck in neutral. We're here because we believe this community is ready to step up and become the downtown destination it has the potential to be.

We respectfully ask for your support of this infrastructure investment plan. It's the kind of forward-thinking leadership that will position Windsor as a regional destination rather than just another small-town people drive through.

Thank you for your consideration,

Lanny & Shaunette White
Property Owners, 430 Main Street
Windsor, CO

FROM: Ryan Woodland, Property Owner – 500 Main Street, Windsor, CO
TO: Mayor Julie Cline and Members of the Windsor Town Board
DATE: August 6th, 2025

Dear Mayor Cline and Members of the Windsor Town Board,

As the property owner of **500 Main Street**, located adjacent to the proposed **Boardwalk Plaza on 5th Street**, I am writing to express my full support for the Windsor Downtown Alliance's "Reinvest in Downtown Windsor" infrastructure proposal.

A project like this would significantly benefit property owners like myself and others in downtown area with increased visibility and tenant revenue. This would allow for us to better handle ever increasing property holding expenses and re-invest capital into our buildings to create a more attractive aesthetic for the citizens of Windsor. When small businesses succeed, they can offer more attractive products and services to the community. I believe it would provide an opportunity for business owners and property owners to thrive and not just survive. If the Town Board supports investment in this infrastructure, particularly the plaza and streetscape enhancements, it would show that the Town of Windsor thoroughly supports its downtown community. I believe it would trigger a response in pride of ownership from building owners downtown as well. I am certain we have a much more attractive use for our property, but we are hesitant to invest substantially without an understanding that the Town of Windsor has plans for investment and growth in the downtown area.

This is an opportunity to create lasting value not just for one parcel, but for our entire district. My concern is that if improvements are not made downtown that adjacent areas that are improving downtown will attract our consumers and in particular local small businesses will struggle. Reoccurring tenant improvement costs and turnover are difficult for both tenants and property owners to endure.

Thank you for your consideration and your continued leadership.

Sincerely,

Ryan Woodland
Property Owner
500 Main Street, Windsor, CO

MEMORANDUM

Date: August 18, 2025
To: Mayor and Town Board
From:
Re: 2026 Annual Budget Revenue Discussion - D. Moyer, Director of Finance
Item #: 2.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. 2026 Revenue Presentation for TB
2. 2026 Revenues for Town Board
3. Property Tax Presentation by Brenda

TOWN OF
WINDSOR
COLORADO

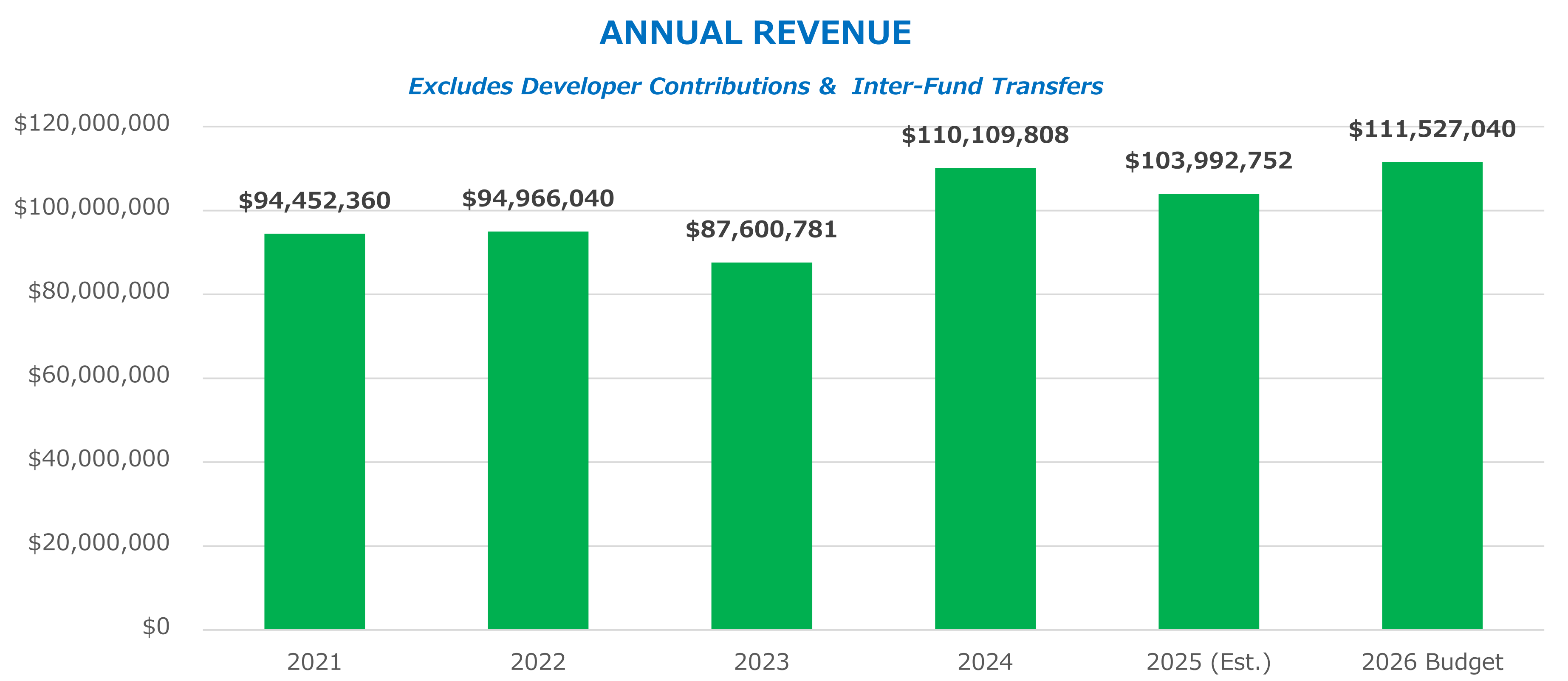
2026 PROJECTED REVENUES

Shane Hale, Town Manager
Eric Lucas, Deputy Town Manager
Dean Moyer, Director of Finance
Karl Gannon, Budget Analyst

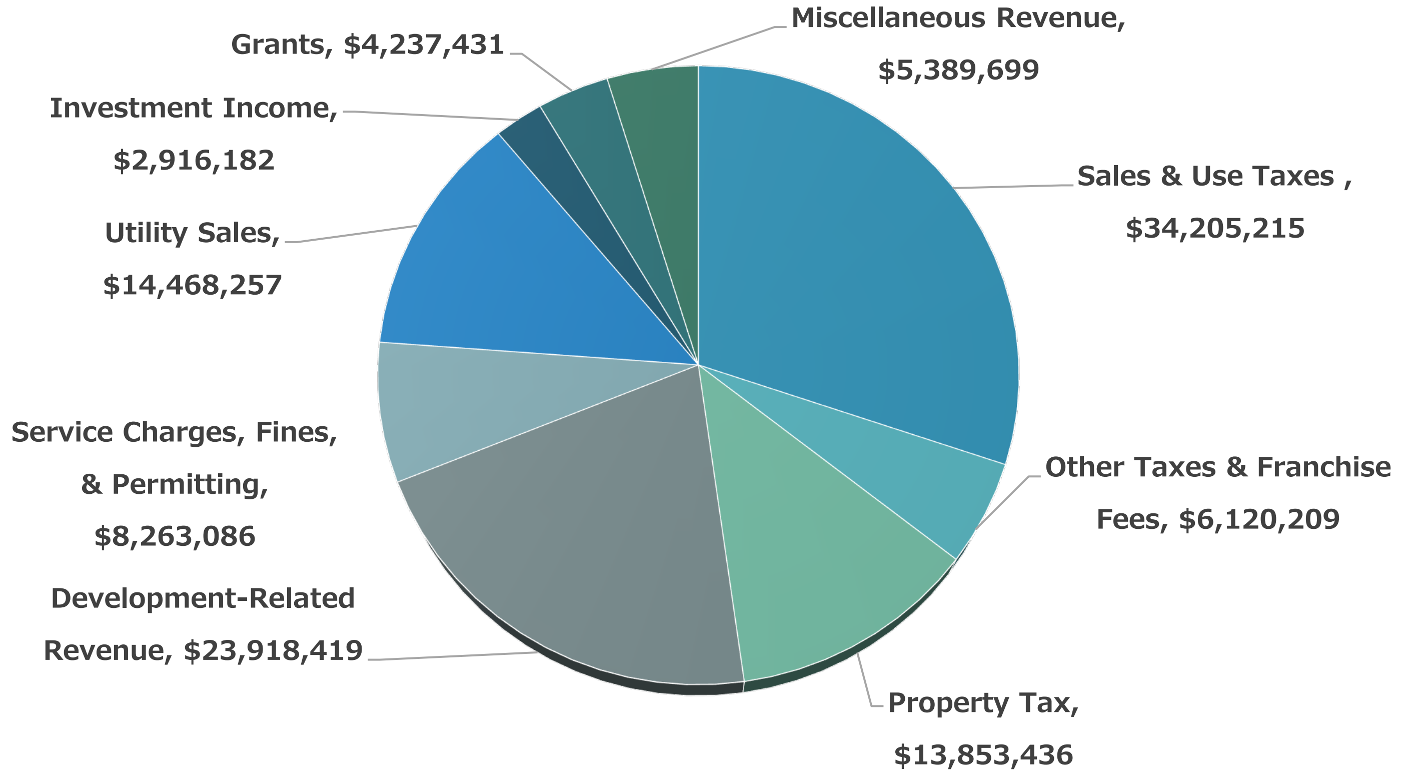
2026 REVENUE OVERVIEW – FUNDS STRUCTURE

GOVERNMENTAL FUNDS	PROPRIETARY FUNDS
General Fund *(major)* **Capital Projects Fund** Capital Improvement Fund *(major)* **Special Revenue Funds** Park Improvement Fund *(nonmajor)* Conservation Trust Fund *(nonmajor)* Open Space Acquisition Fund *(nonmajor)* Economic Development Incentive Fund *(nonmajor)* Community Recreation Center Expansion Fund *(major)*	**Enterprise Funds** Water Fund *(major)* Sewer Fund *(major)* Storm Drainage Fund *(major)* **Internal Service Funds** Fleet Management Fund *(nonmajor)* Information Technology Fund *(nonmajor)* Facility Services Fund *(nonmajor)* Windsor Building Authority Fund *(nonmajor)*

2026 REVENUE OVERVIEW

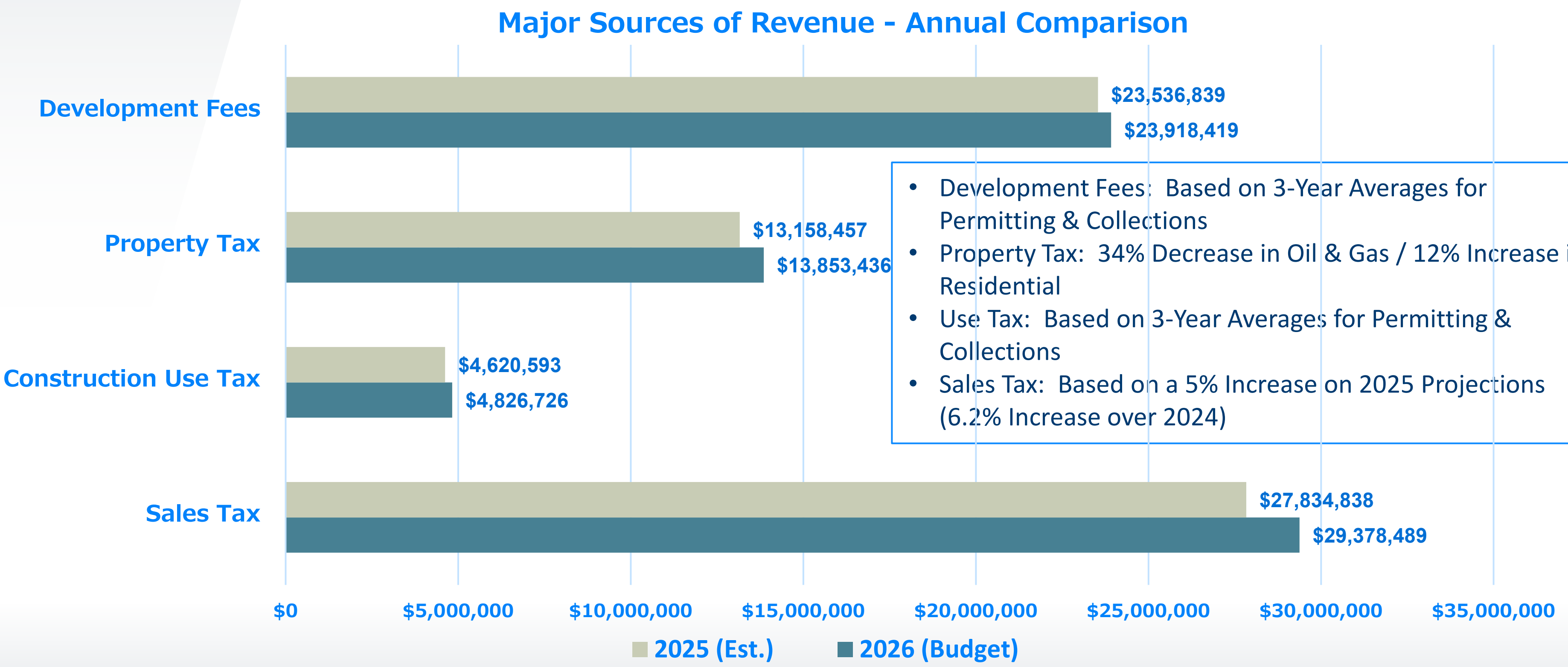


2026 ESTIMATED REVENUE



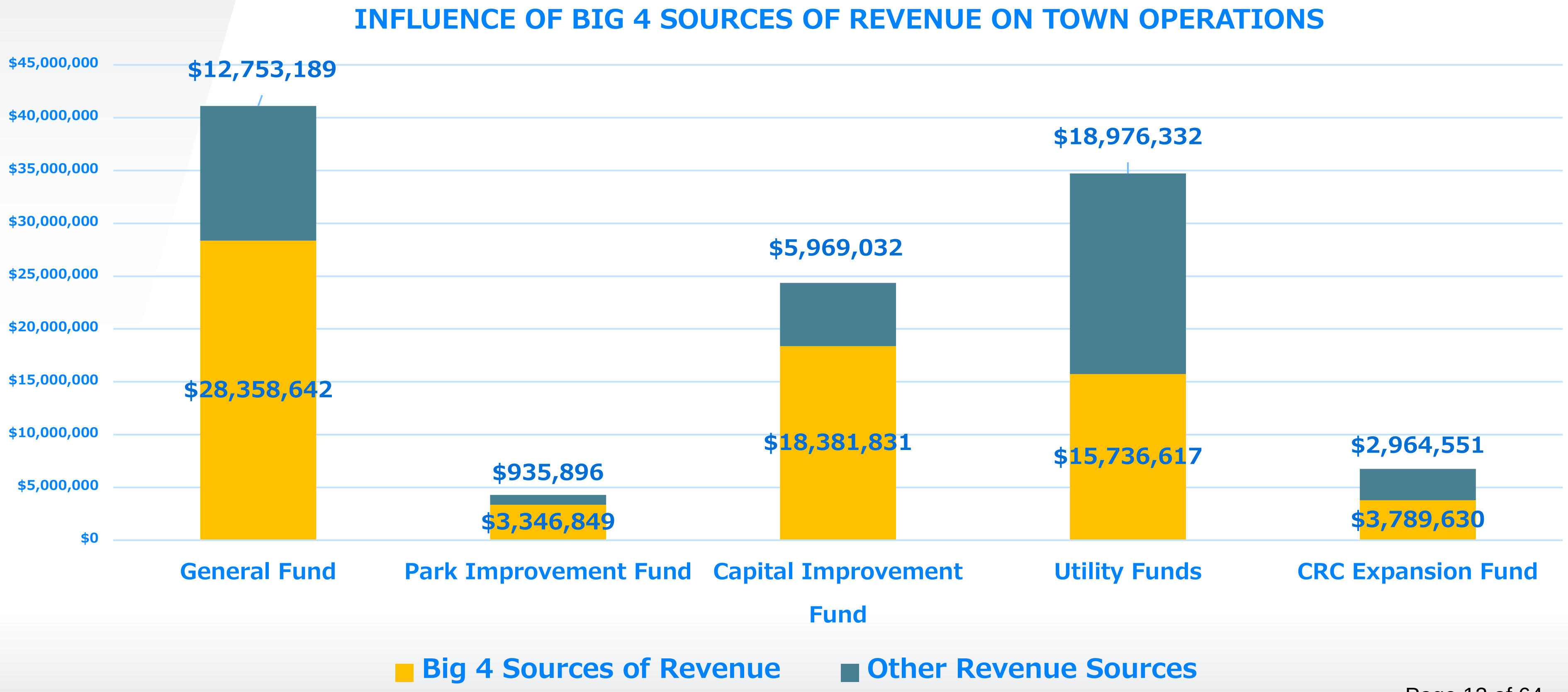
Note: Excludes Inter-Fund Transfers

BIG 4 SOURCES OF REVENUE IN 2026



- Development Fees: Based on 3-Year Averages for Permitting & Collections
- Property Tax: 34% Decrease in Oil & Gas / 12% Increase in Residential
- Use Tax: Based on 3-Year Averages for Permitting & Collections
- Sales Tax: Based on a 5% Increase on 2025 Projections (6.2% Increase over 2024)

2026 REVENUE OVERVIEW



INVESTMENTS PROFILE (December 2024)

Weighted Average Interest Rate: 2.21%

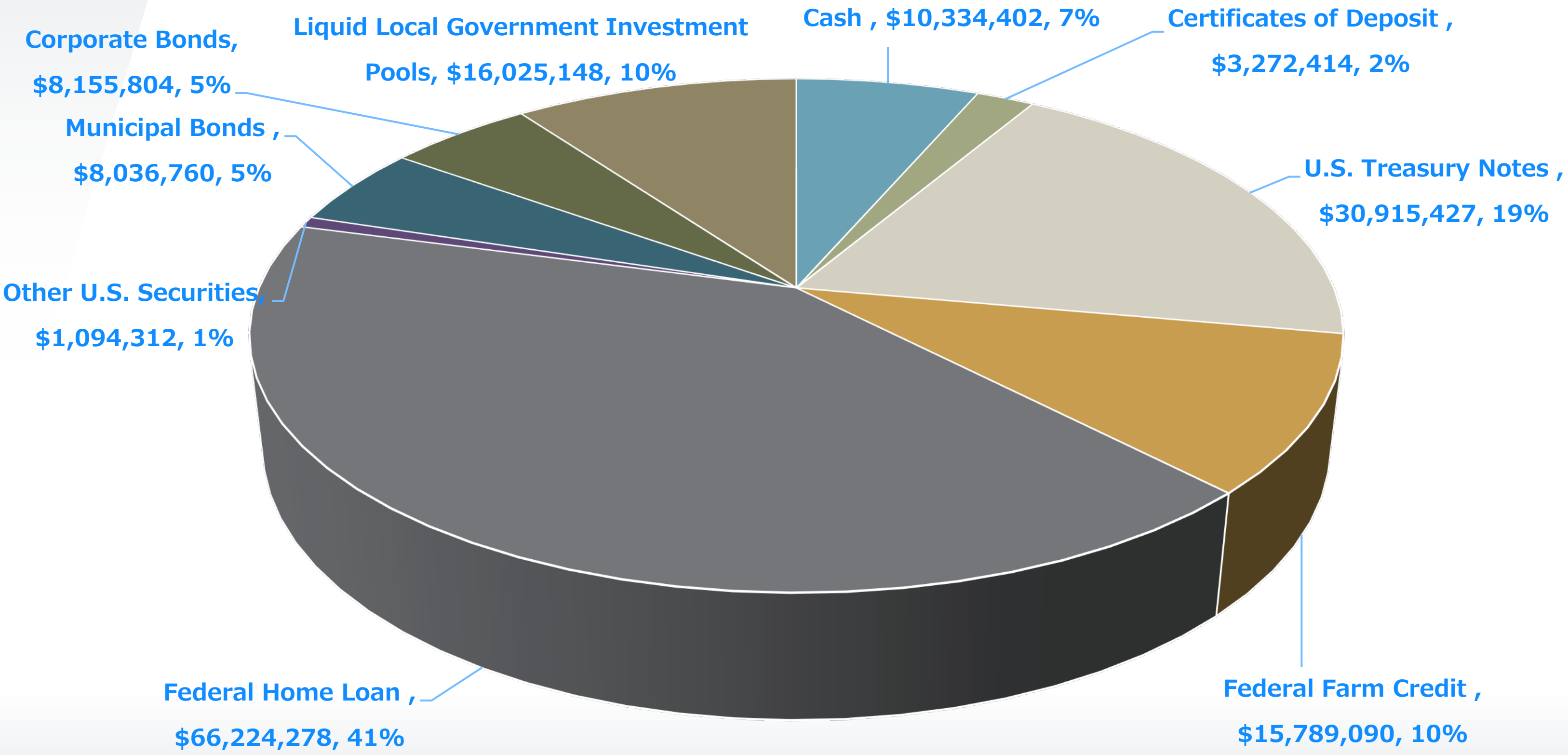
Investment Type	Fair Value	Credit Risk Allocation
Cash on Hand	$5,325	N/A
Cash Held by County Treasurer	$64,082	N/A
Deposits Held at Financial Institutions	$10,264,995	N/A
Certificates of Deposit	$3,272,414	2.2%
U.S. Treasury Notes	$30,915,427	20.7%
FHLMC	$11,126,091	7.4%
FNMA	$8,841,966	5.9%
Other U.S. Government Investments	$63,139,623	42.2%
Municipal Bonds	$8,036,760	5.4%
Corporate Bonds	$8,155,804	5.5%
CSIP	$159,023	0.1%
Colotrust	$3,004,932	2.0%
CSAFE	$12,861,193	8.6%
Total	**$159,847,635**	

4 Main Objectives:

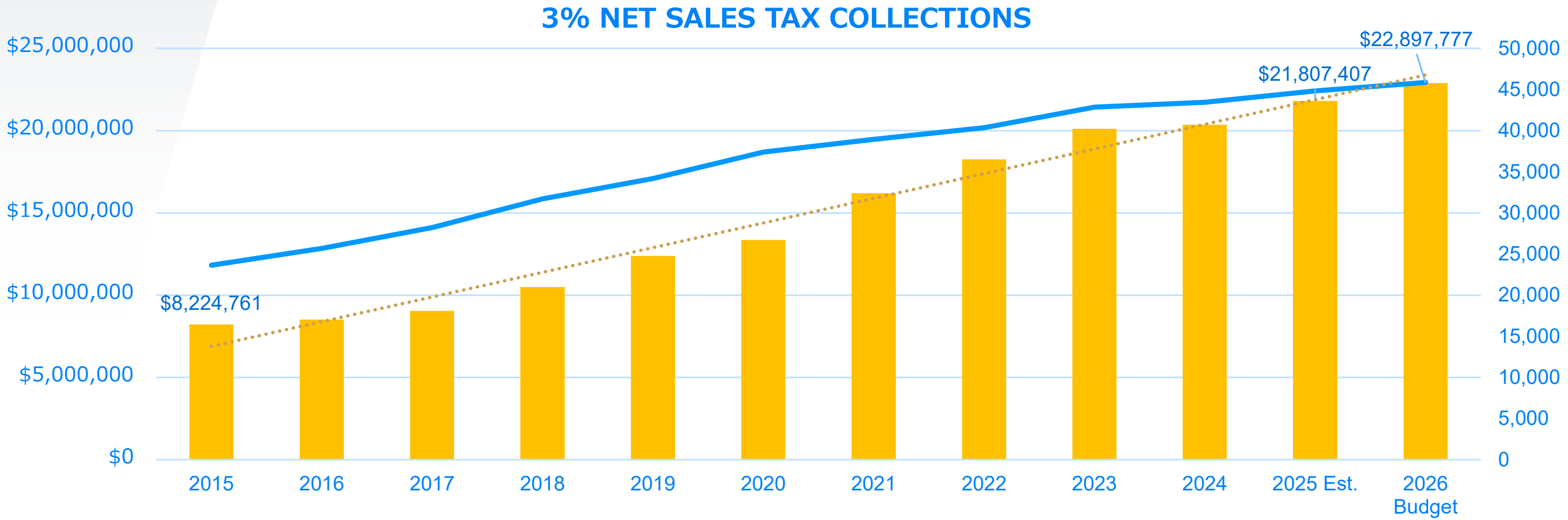
Safety, Liquidity, Yield, & Diversification.

INVESTMENTS PROFILE (December 2024)

Weighted Average Interest Rate: 2.21%



2026 REVENUE OVERVIEW – SALES TAX



Average Annual Increase in Collections (2015-2026): 9.9%
Average Annual Growth in Population (2015-2026): 6.3%
2025 Forecast is for a 6.2% Increase / 2026 Forecast is for a 5% Increase
2025 Net Sales Tax per Capita (3.65% Collections) = $641

2026 REVENUE OVERVIEW – PROPERTY TAX

Budget Year		Assessed Value	Mill Levy		Tax Revenue
2017	$	460,928,629	12.03	$	5,496,800
2018	$	496,470,874	12.03	$	5,925,226
2019	$	564,909,247	12.03	$	6,795,858
2020	$	723,559,148	12.03	$	8,704,417
2021	$	745,153,564	12.03	$	8,964,197
2022	$	754,550,131	12.03	$	9,077,238
2023	$	835,590,911	12.03	$	10,052,159
2024	$	1,259,941,044	12.03	$	15,157,091
2025	$	1,093,803,612	12.03	$	13,226,820
2026	$	1,151,574,065	12.03	$	13,853,436

Weld County Initial Assessment

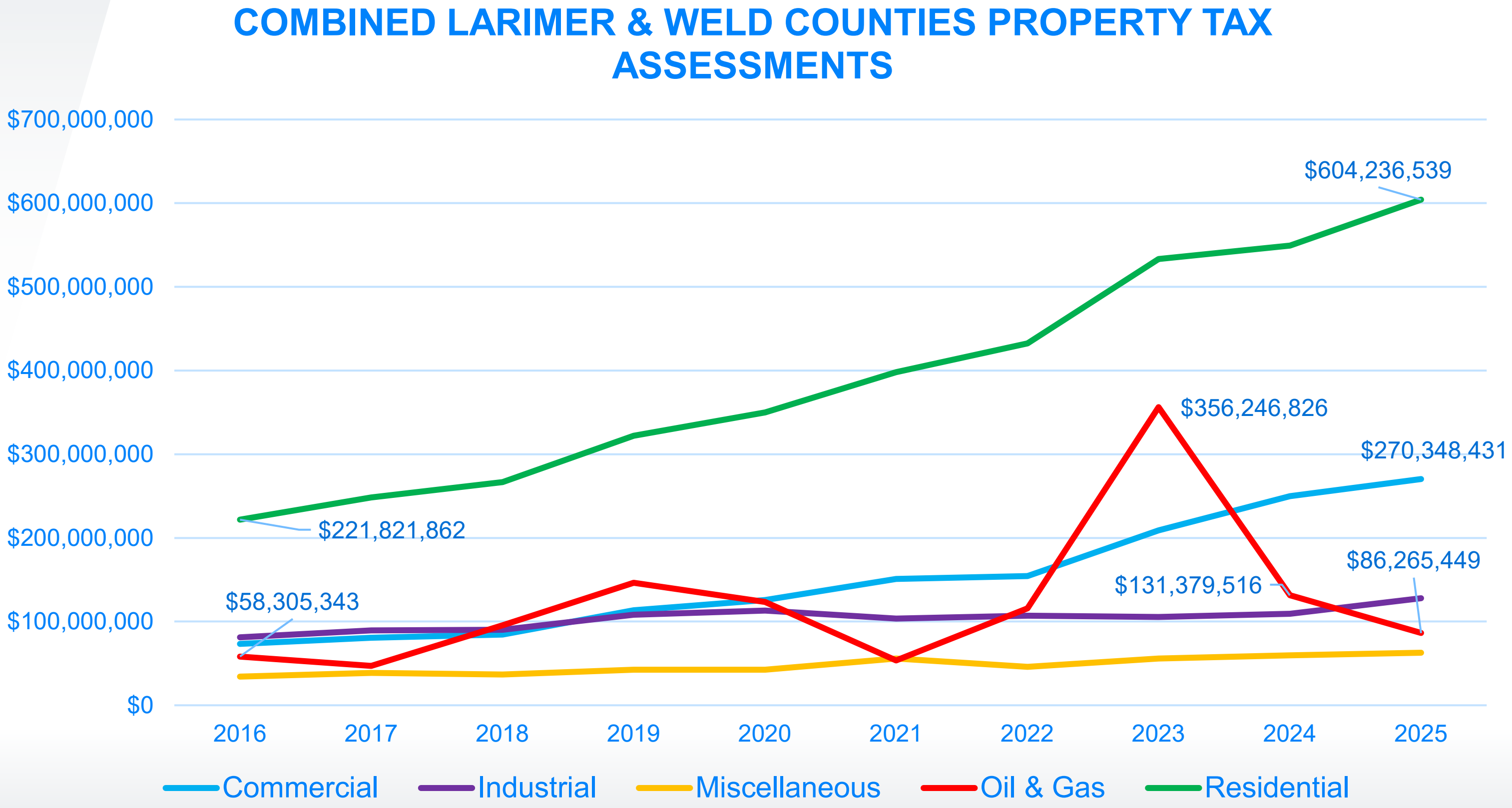
Oil & Gas: -34.3%
Residential: +12.3%
Commercial: +14.3%
Industrial: +4.0%
Total Change: +4.5%

Larimer County Estimated Assessment

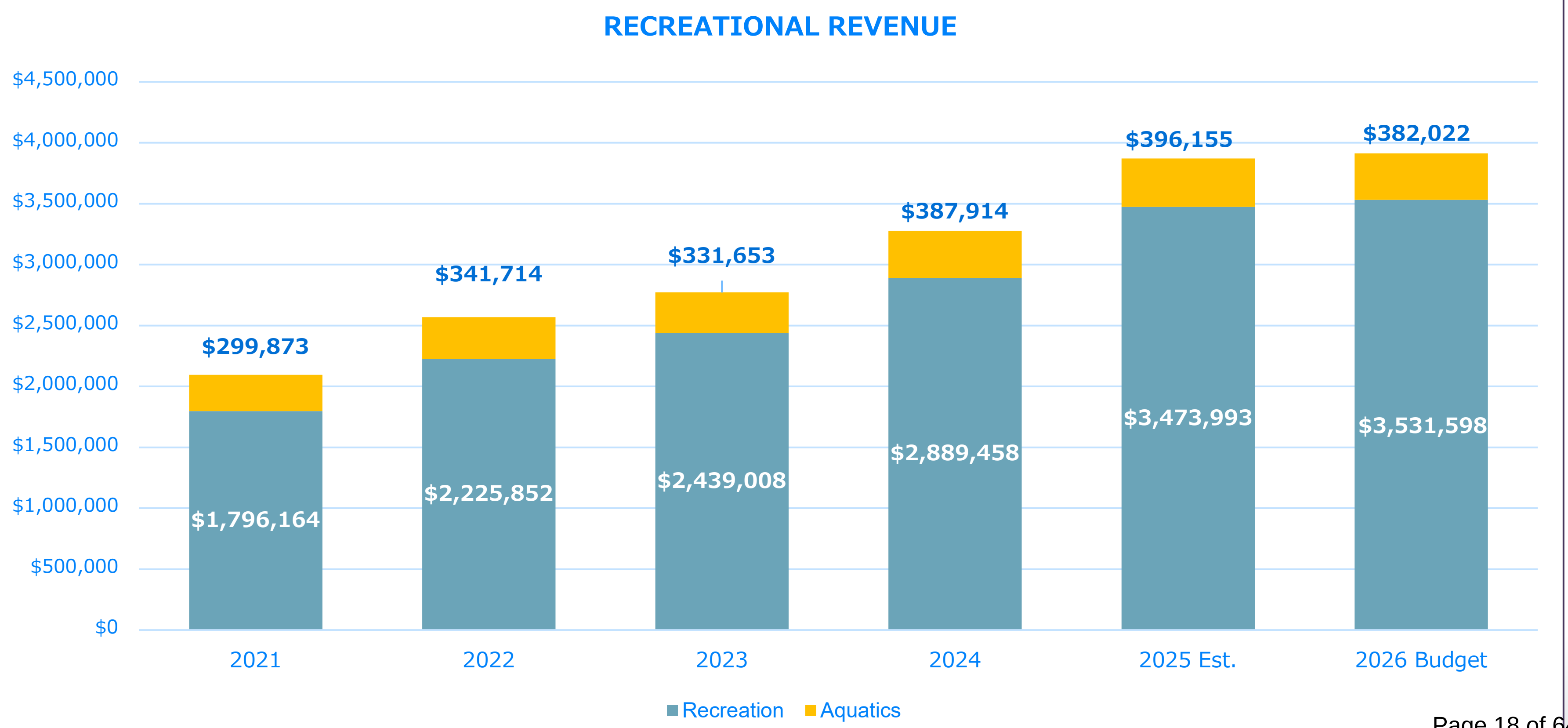
Total Change: +5.0%

Note: Final Assessments Received in Late August.

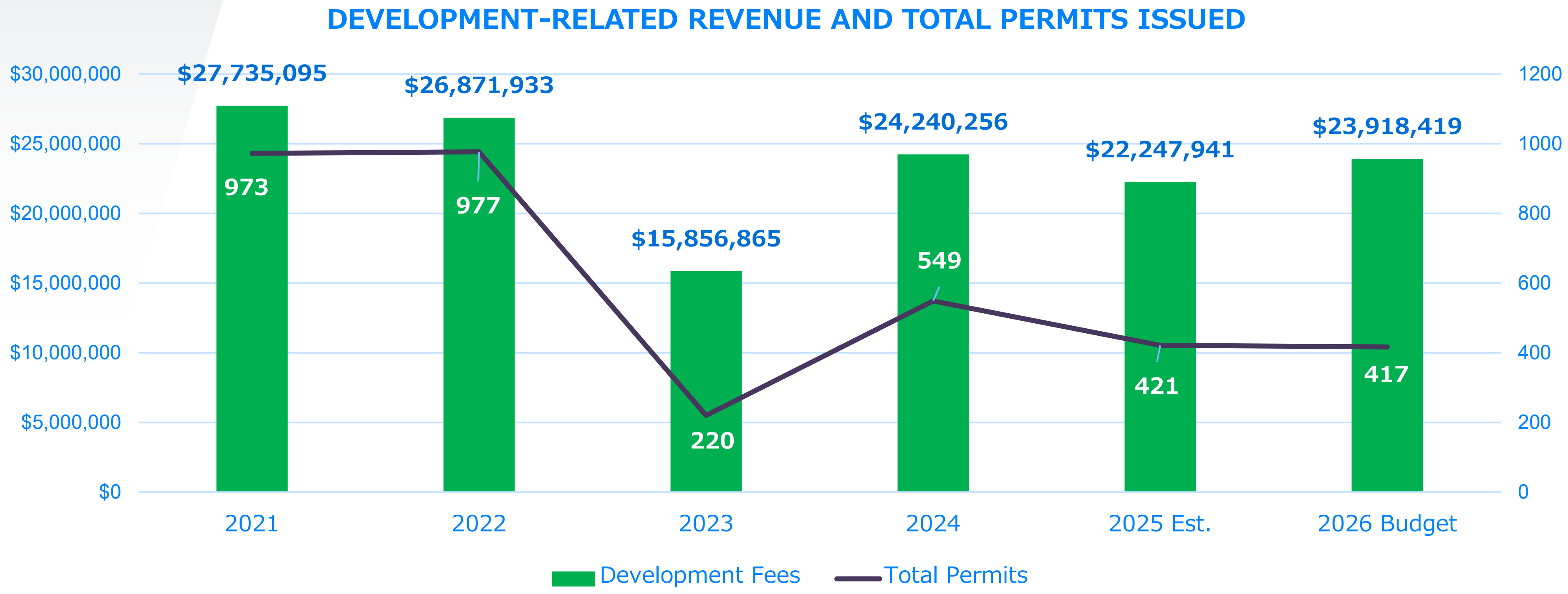
2026 REVENUE OVERVIEW – PROPERTY TAX



2026 REVENUE OVERVIEW – RECREATION



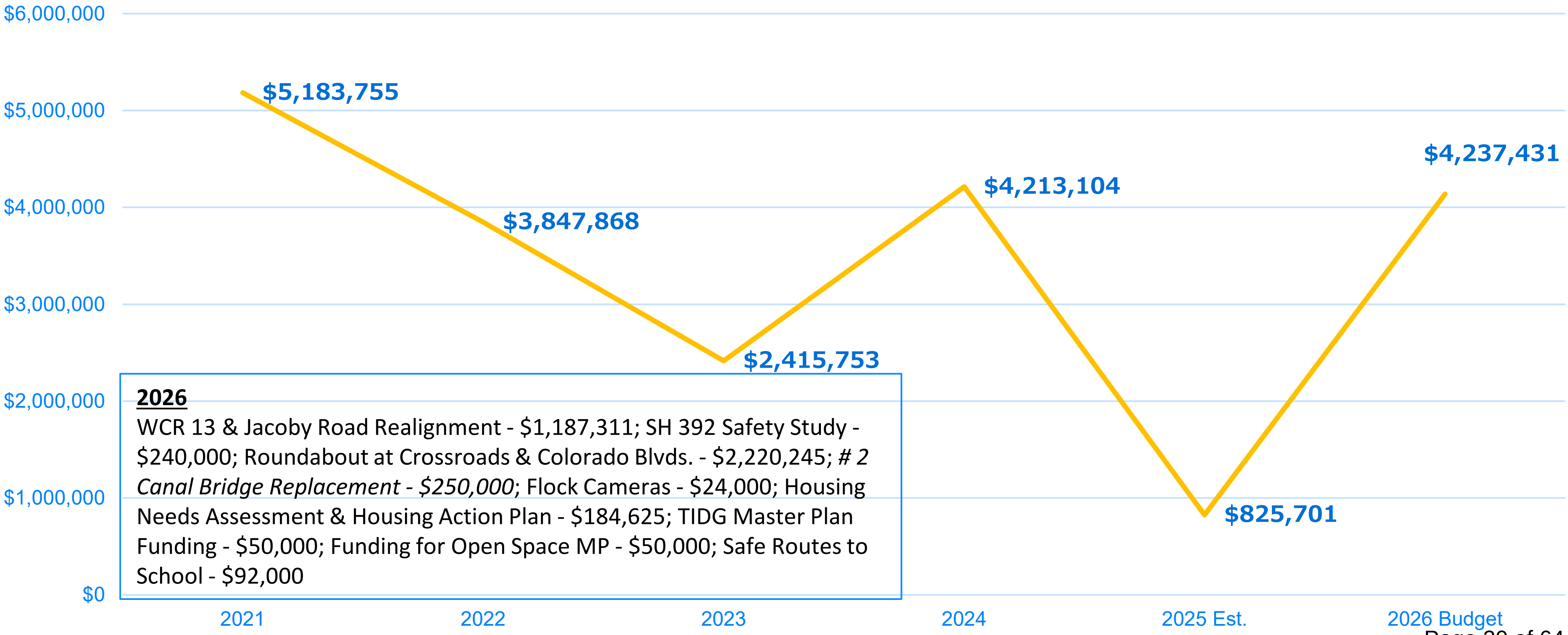
2026 REVENUE OVERVIEW – DEVELOPMENT



Includes: Plant Investment Fees, Park Development Fees, Road Impact Fees, and Raw Water Fees

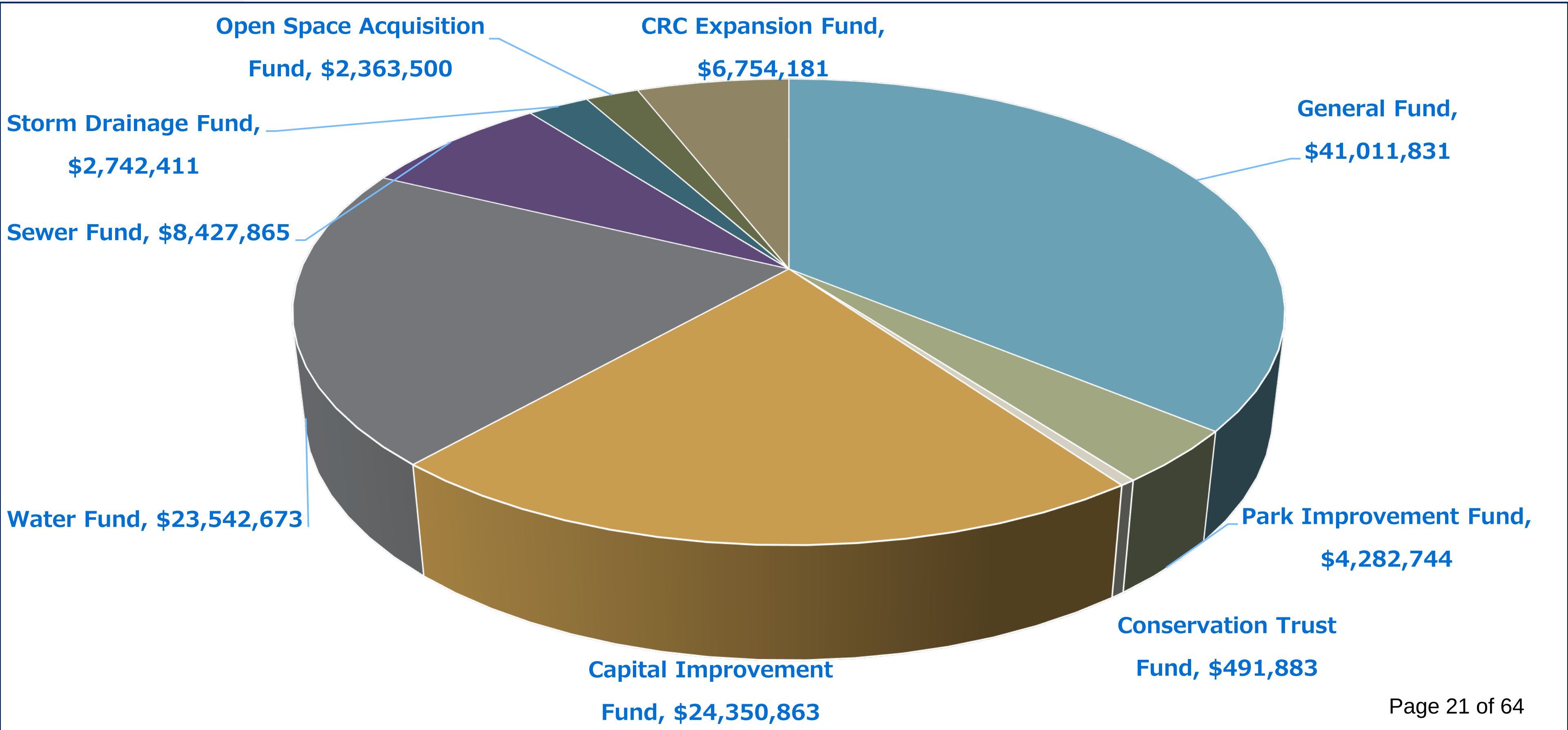
2026 REVENUE OVERVIEW – GRANTS

GRANT FUNDING FOR CAPITAL & OPERATING PROJECTS

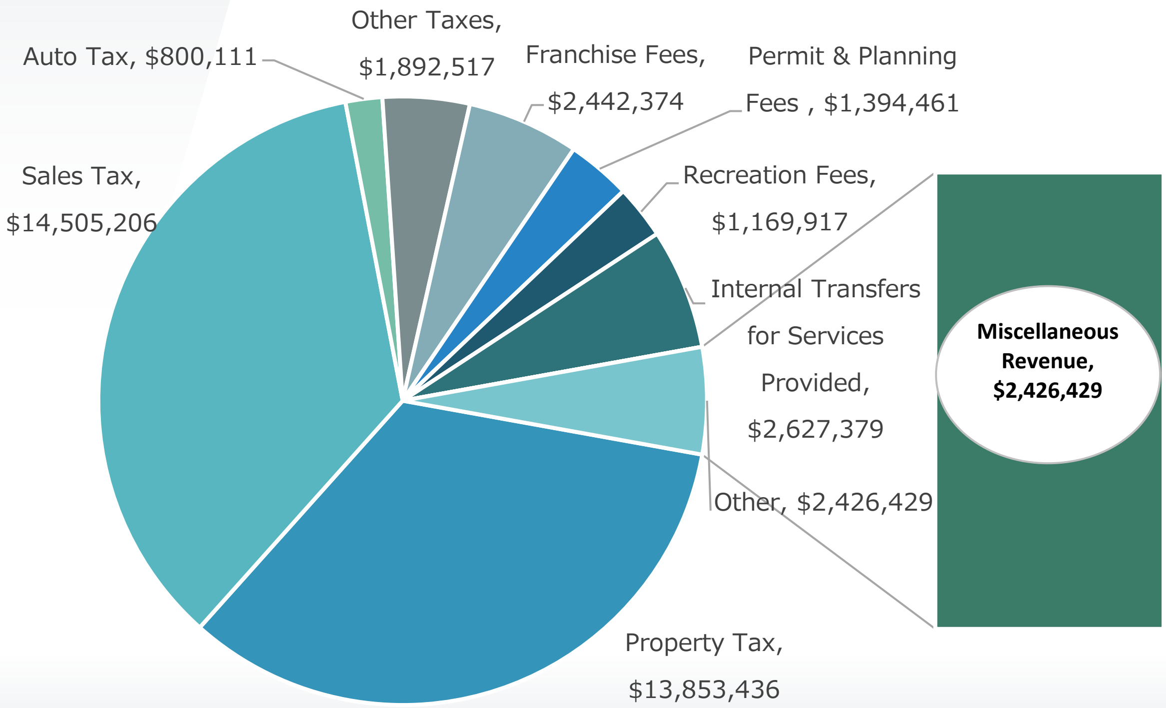


2026
WCR 13 & Jacoby Road Realignment - $1,187,311; SH 392 Safety Study - $240,000; Roundabout at Crossroads & Colorado Blvds. - $2,220,245; *# 2 Canal Bridge Replacement - $250,000*; Flock Cameras - $24,000; Housing Needs Assessment & Housing Action Plan - $184,625; TIDG Master Plan Funding - $50,000; Funding for Open Space MP - $50,000; Safe Routes to School - $92,000

2026 ESTIMATED REVENUE – FUND ALLOCATION

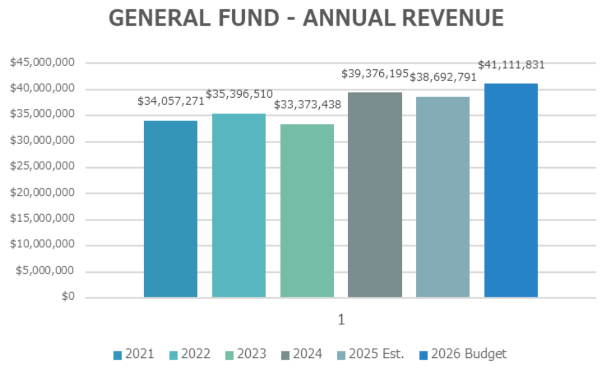


2026 ESTIMATED REVENUE – GENERAL FUND

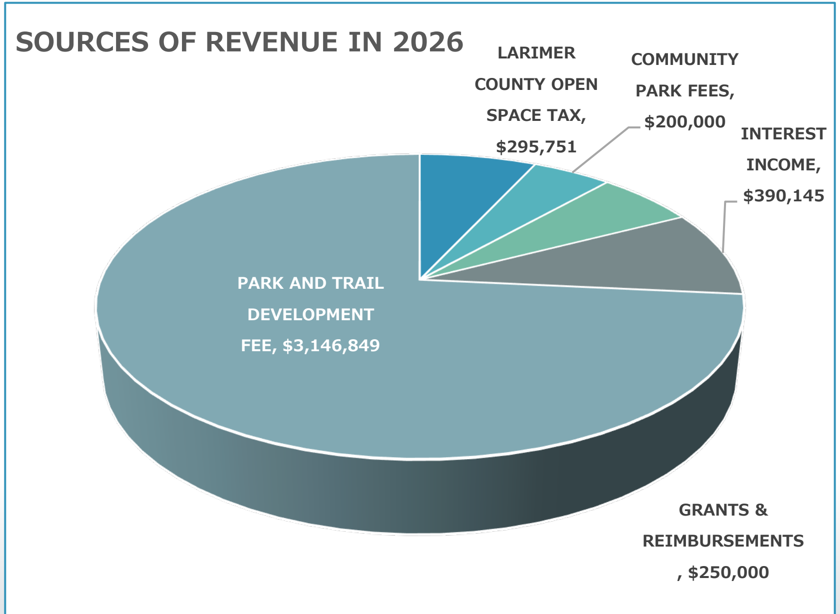


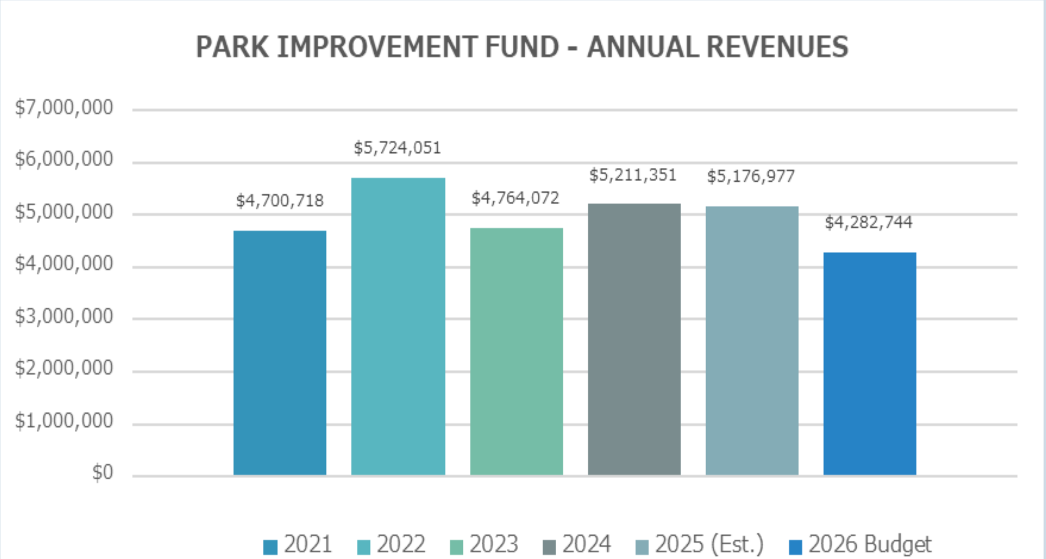
Major Variances to 2025

1. Property Tax: +$700k
2. Sales Tax: +$990k
3. County Road & Bridge Tax: (-$268k)
4. Franchise Fees: +$245k
5. Court Fines: (-$250k)
6. Transfers for Services Provided: +$383k

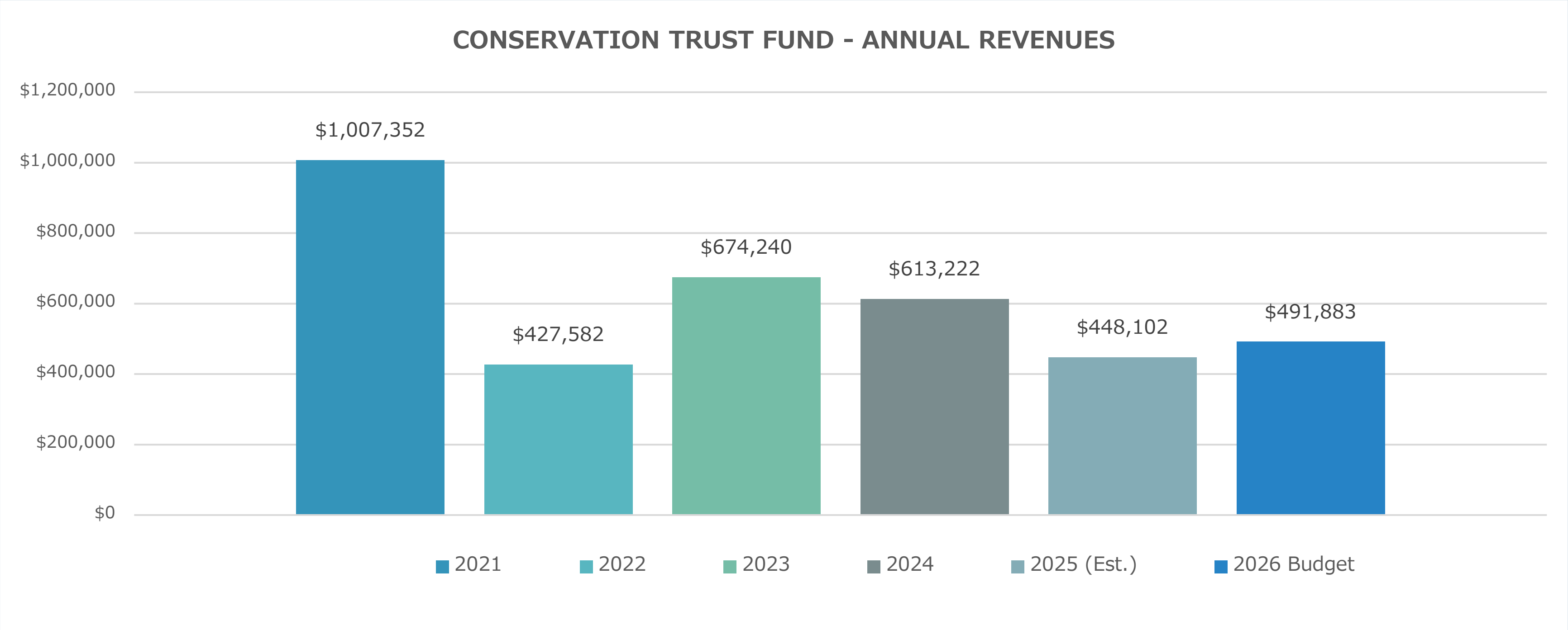


2026 ESTIMATED REVENUE – PARK IMPROVEMENT FUND



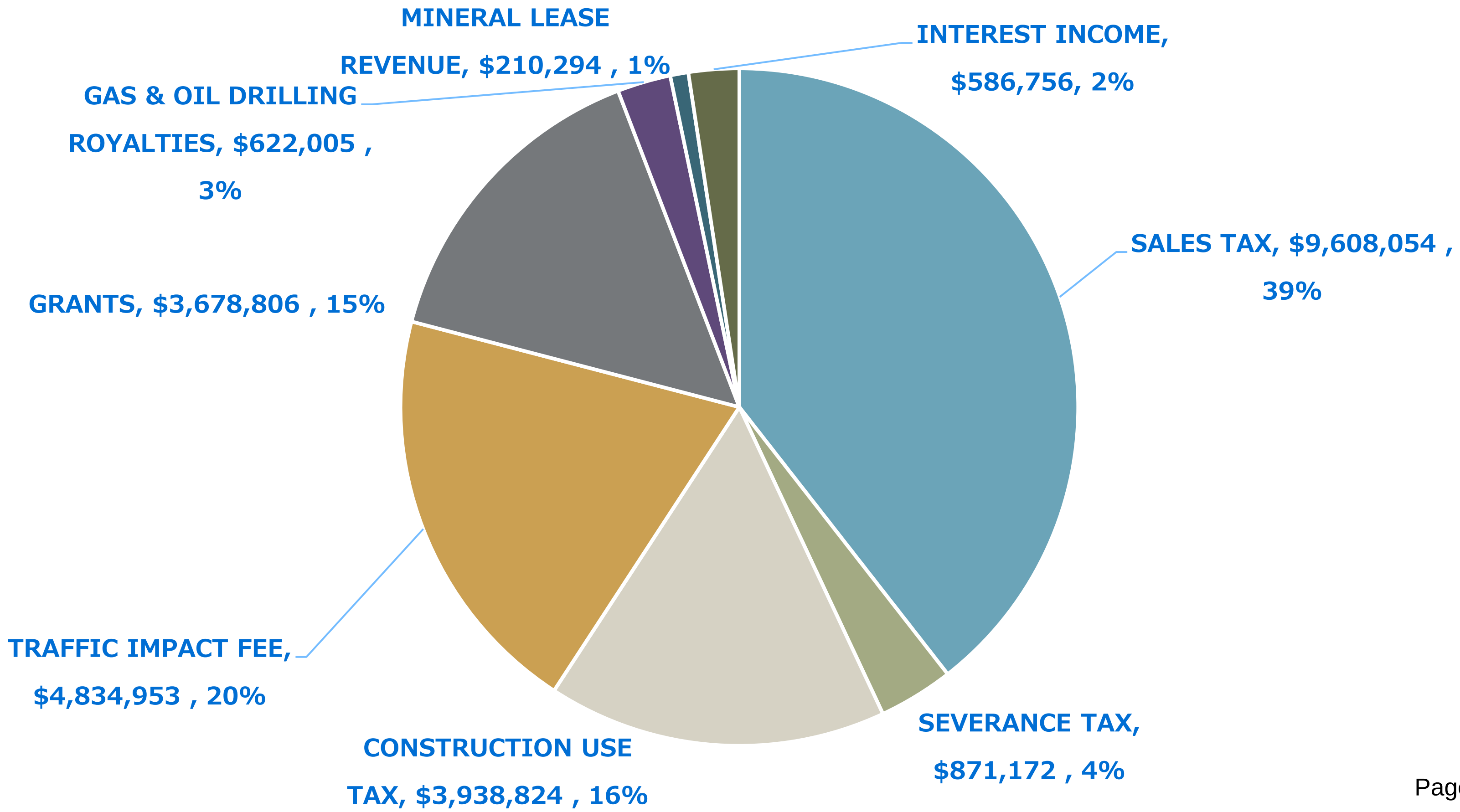


2026 ESTIMATED REVENUE – CONSERVATION TRUST FUND

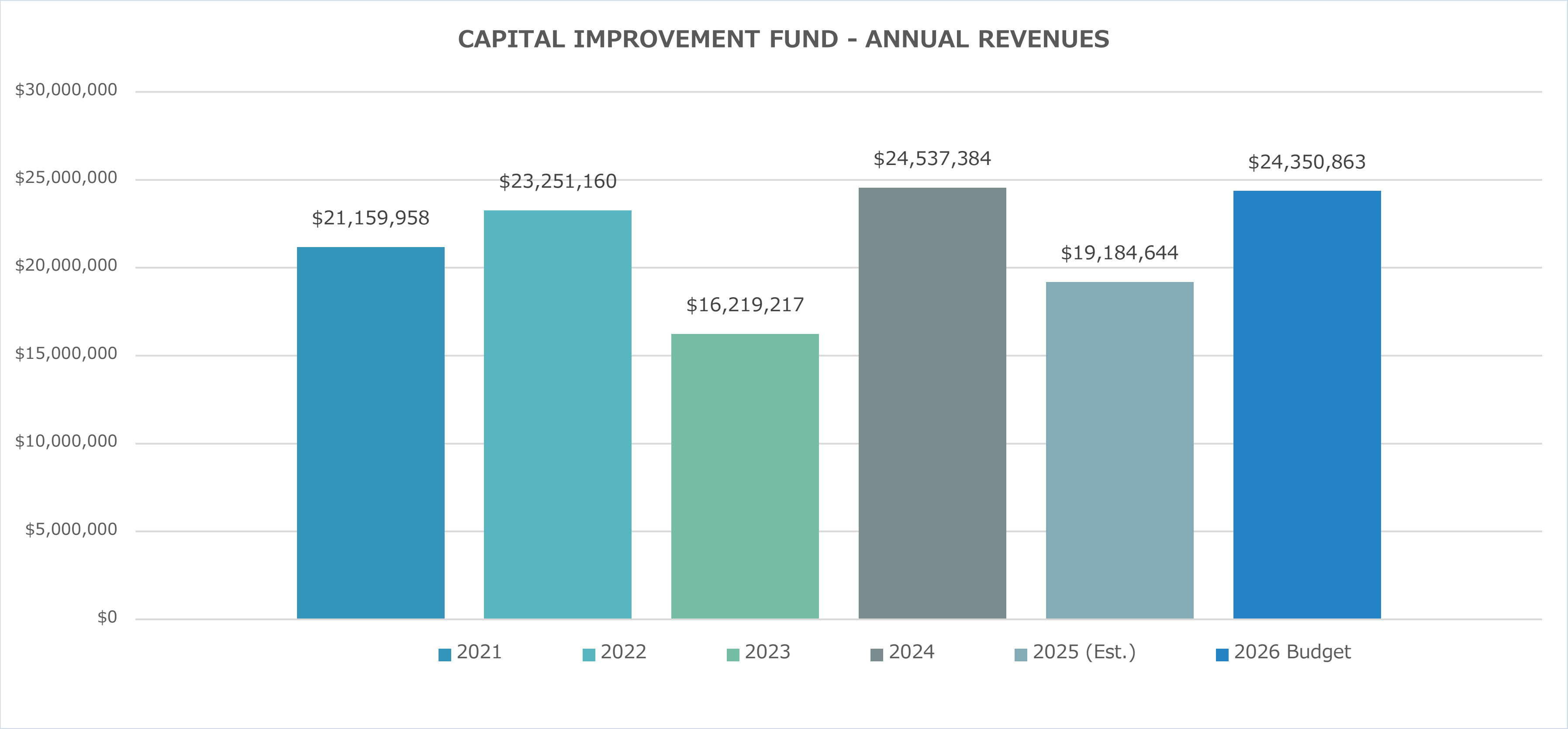


- **Funded by State Lottery Funds**
- **Limited Scope for Capital Improvement – 2025 Trail Realignment will Draw Down Fund Balance**
- **Prior Conduit for Pass-Thru Funding (Great Western Trail)**

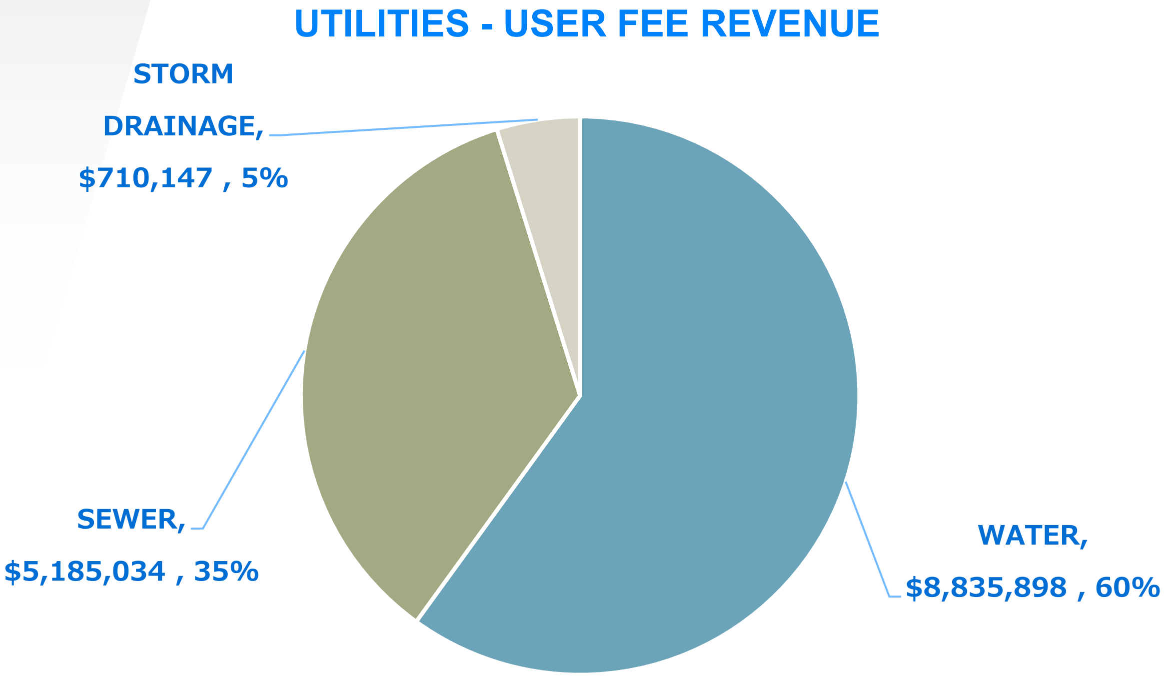
2026 ESTIMATED REVENUE – CAPITAL IMPROVEMENT FUND



2026 ESTIMATED REVENUE – CAPITAL IMPROVEMENT FUND

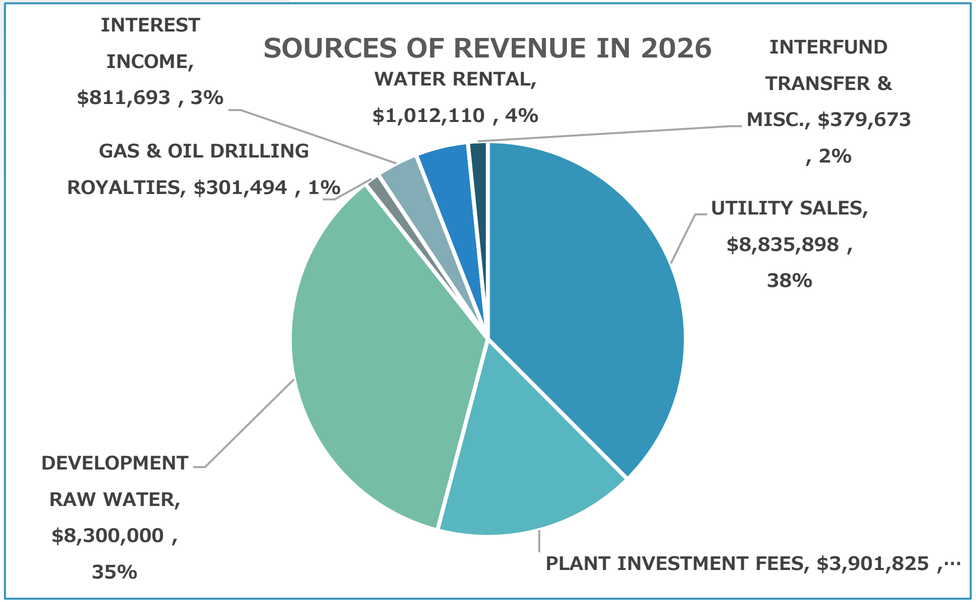


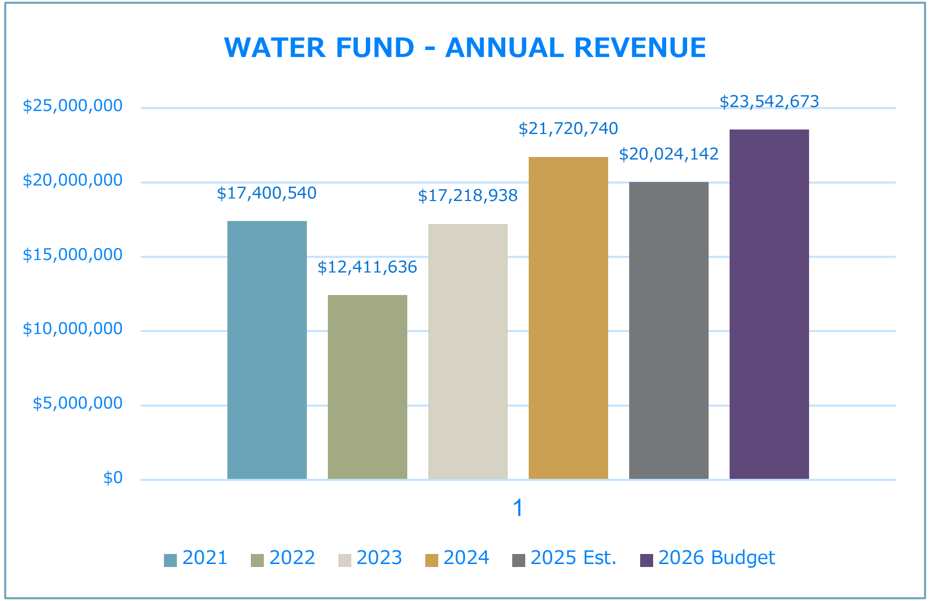
2026 ESTIMATED REVENUE – UTILITY FUNDS



Class	Dec. 2024
Bus Dual System	97
In Town Bus	254
In Town Church	15
In Town Ind	61
In Town Res	3,302
In Town School	23
Landscape Only	95
Out of Town Business	4
Out of Town Res	6
Res Dual System	7,071
Water Only - TOW	1
Sewer Only	13
Sewer-Storm Drain	452
Storm Drain Only	3,847
Total	15,241

2026 ESTIMATED REVENUE – WATER FUND

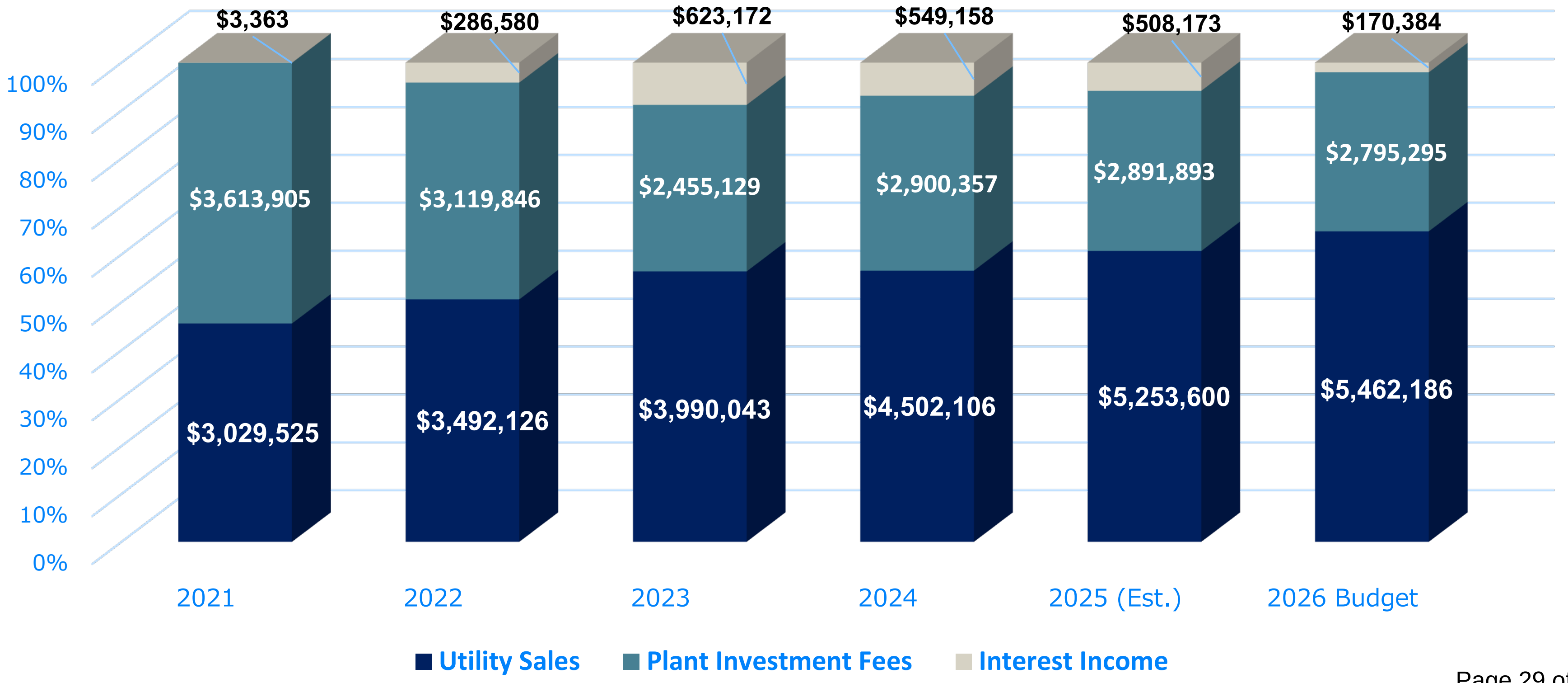




- **Operational Variances are Typically Dependent Upon Waterline Replacement Schedules, Equipment Needs, Weather, and External Provider Rates**
- **Utility Sales Inclusive of Growth & Rate Increase – Working with Stantec to Determine Proposed %'s**
- **Base Fees Make Up Approximately 32% of Utility Sales – Usage = Remaining 68%**
- **Inter-Fund Transfer is a Loan Repayment to the Capital Improvement Fund – Expires in 2030**

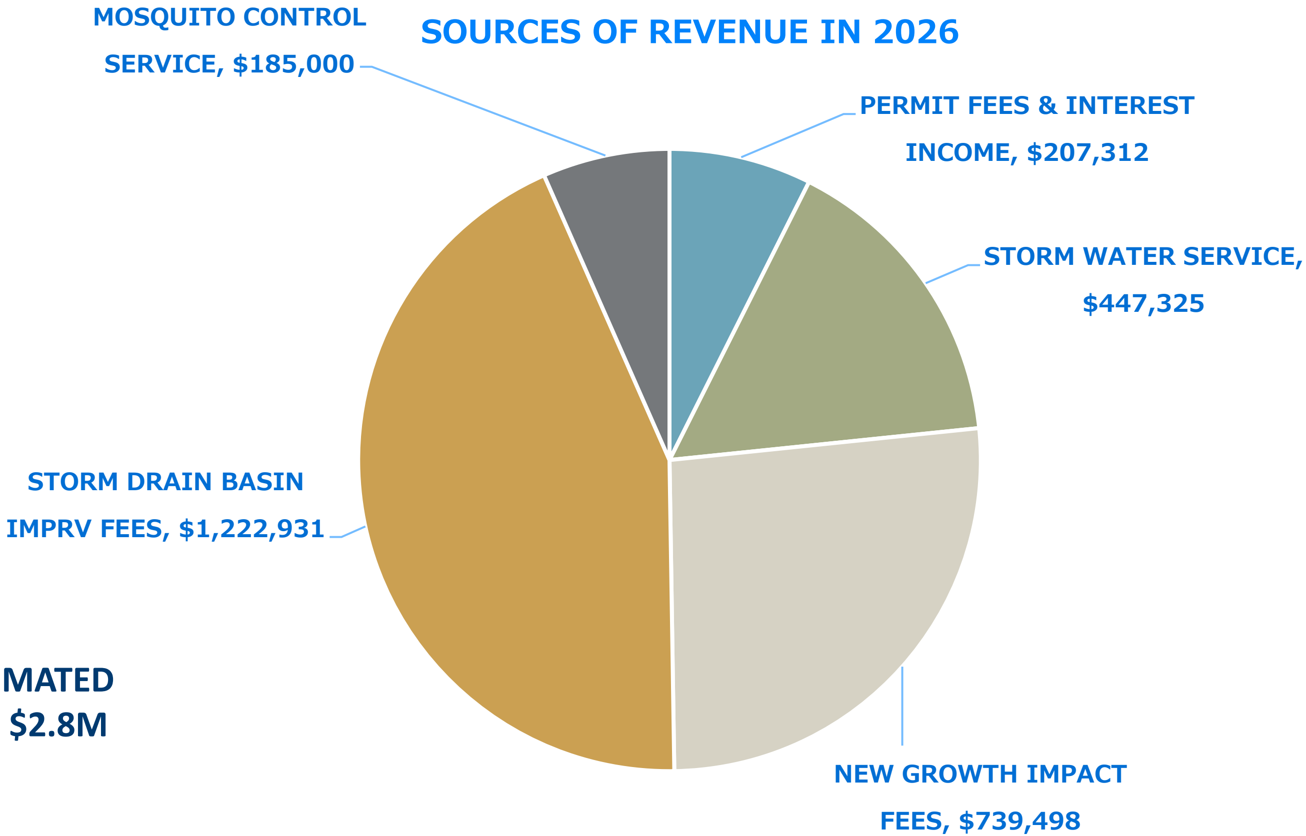
2026 ESTIMATED REVENUE – SEWER FUND

SEWER FUND - SOURCES OF REVENUE



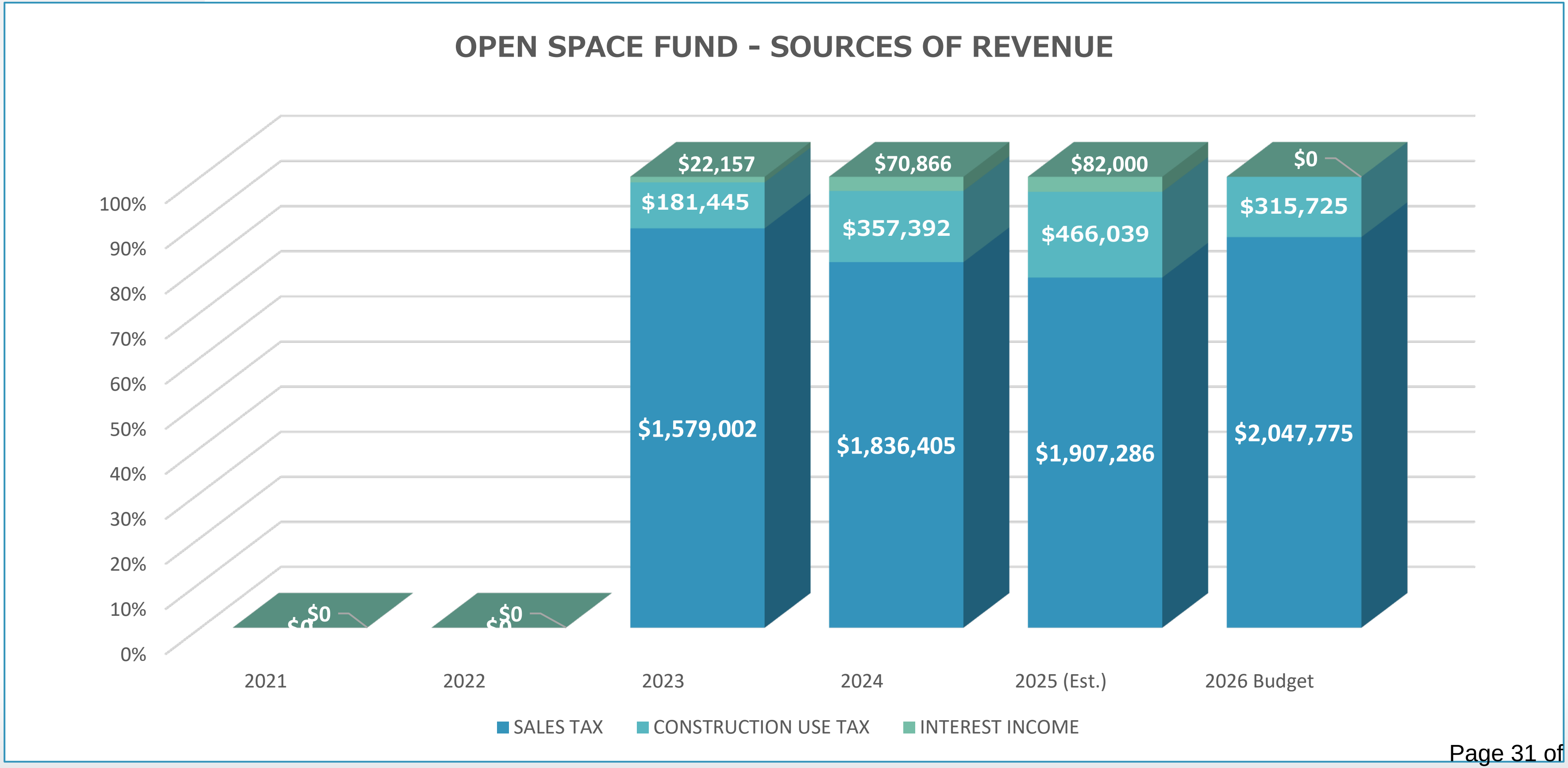
2026 ESTIMATED REVENUE – STORM DRAINAGE FUND

SOURCES OF REVENUE IN 2026



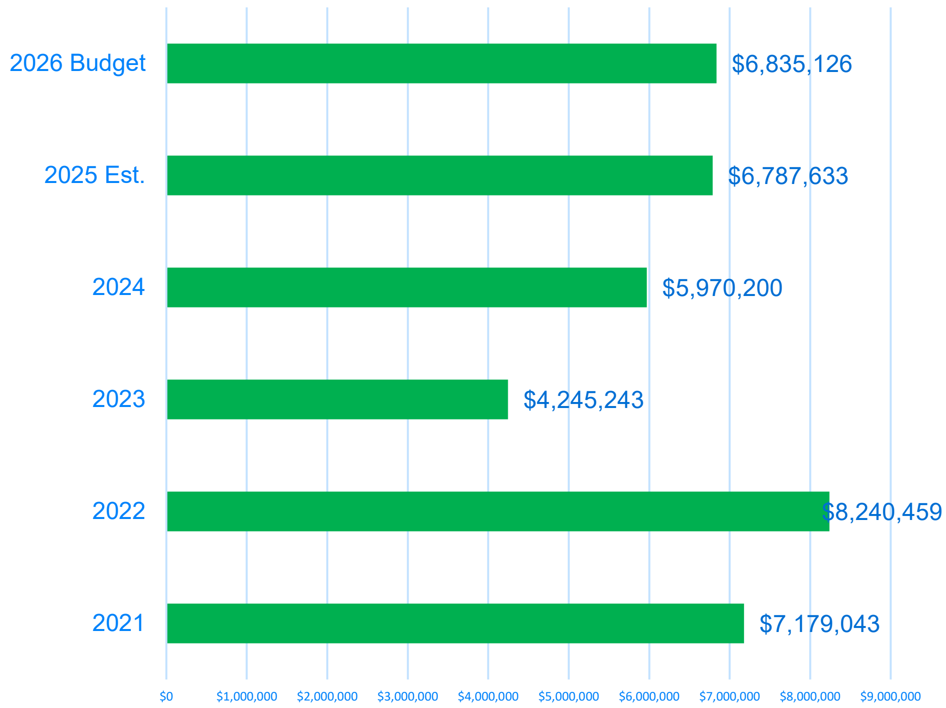
TOTAL ESTIMATED REVENUE - $2.8M

2026 ESTIMATED REVENUE – OPEN SPACE FUND

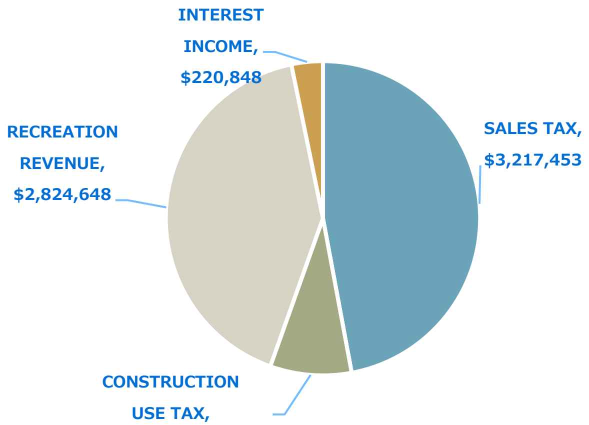


2026 ESTIMATED REVENUE – CRC EXPANSION FUND

CRC EXPANSION FUND - ANNUAL REVENUE



SOURCES OF REVENUE IN 2026



2026 REVENUE PROJECTIONS

Account Number	Fund	Description	2021 Actual Revenues	2022 Actual Revenues	2023 Actual Revenues	2024 Actual Revenues	2025 Budget	2025 YTD (June)	2026 Budget	NOTES
01-000-4311-000	GENERAL FUND	PROPERTY TAX	$ 9,627,986	$ 8,897,123	$ 10,039,207	$ 15,644,040	$ 13,158,457	$ 4,208,486	$ 13,853,436	Based on Weld & Larimer County Preliminary Assessments (August) - Reduction in Oil & Gas is Offset by Increase in Residential
01-000-4312-000	GENERAL FUND	AUTO TAX	$ 636,237	$ 708,004	$ 628,408	$ 762,011	$ 657,550	$ 183,078	$ 800,111	5% Increase on 2024 Actuals
01-000-4313-000	GENERAL FUND	SALES TAX	$ 10,111,710	$ 11,890,309	$ 12,730,529	$ 12,587,987	$ 13,514,248	$ 6,962,627	$ 14,505,206	Based on 2025 YTD Increase of 6.2% through Year End plus 5% Increase for 2026
01-000-4313-300	GENERAL FUND	SALES TAX	$ (210,122)	$ (163,079)	$ (123,320)	$ (136,229)	$ -	$ (28,151)	$ -	
01-000-4314-000	GENERAL FUND	FRANCHISE FEES	$ 1,981,486	$ 2,283,836	$ 2,326,335	$ 2,326,071	$ 2,197,219	$ 804,595	$ 2,442,374	5% Increase on 2024 Actuals
01-000-4315-000	GENERAL FUND	LARIMER CO USE TAX COLLECTIONS	$ 5,271	$ 13,145	$ 3,927	$ 4,849	$ 7,448	$ 3,565	$ 7,307	Average of 3 Years of Actuals (2022-2024)
01-000-4320-000	GENERAL FUND	SAFEBUILT BLDG FEE COLLECTION	$ 794,621	$ 732,063	$ 557,243	$ 838,414	$ 709,330	$ 447,982	$ 803,795	Based on YTD SFRE Permit Activity (209) as a % of YTD Revenues times 2026 Forecast of 375 SFRE Issuances
01-000-4320-825	GENERAL FUND	STORMWATER INSPECTION FEE	$ (1,600)	$ 200	$ (2,160)	$ 8,956	$ -	$ 5,817	$ 10,000	Based on 2024 Actuals YTD
01-000-4321-000	GENERAL FUND	BEER & LIQUOR LICENSES	$ 13,768	$ 28,855	$ 26,108	$ 63,584	$ 22,910	$ 46,183	$ 66,763	5% Increase on 2024 Actuals
01-000-4322-000	GENERAL FUND	BUILDING PERMITS	$ 1,110,917	$ 860,150	$ 347,534	$ 596,102	$ 556,286	$ 278,825	$ 500,283	Based on YTD SFRE Permit Activity (209) as a % of YTD Revenues times 2026 Forecast of 375 SFRE Issuances
01-000-4323-000	GENERAL FUND	BUSINESS & OTHER LICENSES	$ 73,369	$ 96,709	$ 59,601	$ 21,584	$ 76,560	$ 3,173	$ 21,584	2024 Actuals
01-000-4328-342	GENERAL FUND	SFR SITE LAND DEDICATION FEE	$ -	$ -	$ -	$ (6,992)	$ -	$ 17,496	$ -	
01-000-4331-000	GENERAL FUND	HIGHWAY USERS TAX	$ 1,194,159	$ 1,218,555	$ 1,295,375	$ 1,507,289	$ 1,251,584	$ 365,990	$ 1,340,406	Average of 3 Years of Actuals (2022-2024) - Will Verify with CML Estimate in August
01-000-4332-000	GENERAL FUND	COUNTY ROAD & BRIDGE TAX	$ 432,352	$ 406,504	$ 321,326	$ 370,857	$ 579,000	$ 56,616	$ 310,977	Note: Based on a sharply lower County-assessed mill levy (6265 to 3900)
01-000-4333-000	GENERAL FUND	CIGARETTE TAX	$ 56,995	$ 43,375	$ 62,448	$ 50,509	$ 54,273	$ 10,926	$ 52,111	Average of 3 Years of Actuals (2022-2024)
01-000-4334-000	GENERAL FUND	GRANTS	$ -	$ 7,613	$ 23,290	$ -	$ 50,000	$ -	$ 284,625	DOLA Funding for Housing Needs Assessment & Housing Action Plan ($92,265), Safe Routes to School ($92,000), Funding for TIDG Master Plan ($50,000), Funding for Open Space Master Plan ($50,000)
01-000-4334-390	GENERAL FUND	GRANTS/CARES ACT-COVID	$ 127,921	$ -	$ -	$ -	$ -	$ -	$ -	
01-000-4334-930	GENERAL FUND	GRANTS - ARPA	$ 3,830,193	$ 3,830,193	$ -	$ -	$ -	$ -	$ -	
01-000-4335-000	GENERAL FUND	POLICE DEPARTMENT GRANTS	$ 137,177	$ 10,062	$ 7,543	$ 49,988	$ 24,000	$ 1,365	$ 24,000	State Grant for Flock Cameras (50% of Cost in 1st 2 Years)
01-000-4336-000	GENERAL FUND	CDOT MAINTENANCE REIMBURSEMENT	$ 21,380	$ 42,761	$ 42,761	$ 42,761	$ 42,761	$ -	$ 42,761	Contracted Rate
01-000-4342-000	GENERAL FUND	CEMETERY REVENUE	$ 78,700	$ 108,250	$ 124,665	$ 115,091	$ 103,872	$ 71,781	$ 116,002	Average of 3 Years of Actuals (2022-2024)
01-000-4343-000	GENERAL FUND	SWIMMING POOL	$ (140)	$ 799	$ (709)	$ 813	$ -	$ 290	$ -	Based on Program Expectations & Rate Estimates
01-000-4343-100	GENERAL FUND	SWIMMING POOL/ADMISSIONS	$ 94,115	$ 105,988	$ 107,725	$ 127,402	$ 127,925	$ 50,148	$ 130,098	Based on Program Expectations & Rate Estimates
01-000-4343-101	GENERAL FUND	SWIMMING POOL/LESSONS	$ 28,585	$ 36,179	$ 26,221	$ 34,624	$ 45,000	$ 4,520	$ 34,800	Based on Program Expectations & Rate Estimates
01-000-4343-104	GENERAL FUND	SWIMMING POOL/CARA SW TEAM	$ 21,599	$ 25,105	$ 29,408	$ 25,157	$ 33,000	$ 13,885	$ 30,000	Based on Program Expectations & Rate Estimates
01-000-4343-116	GENERAL FUND	SWIMMING POOL/RIVERWALK	$ -	$ 4,807	$ 13,407	$ 17,607	$ 13,500	$ 2,603	$ 17,764	Based on Program Expectations & Rate Estimates
01-000-4343-117	GENERAL FUND	SWIMMING POOL/LAKE RENTALS	$ 26,521	$ 25,117	$ 31,540	$ 20,703	$ 32,000	$ 4,137	$ 24,000	Based on Program Expectations & Rate Estimates
01-000-4343-118	GENERAL FUND	SWIMMING POOL/LAKE BOATING	$ 62,575	$ 58,895	$ 40,140	$ 35,365	$ 42,000	$ 18,515	$ 41,630	Based on Program Expectations & Rate Estimates
01-000-4343-143	GENERAL FUND	SWIMMING POOL/PRO SHOP	$ 790	$ 677	$ 598	$ 1,174	$ -	$ 153	$ 1,000	Based on Program Expectations & Rate Estimates
01-000-4344-000	GENERAL FUND	POLICE DEPARTMENT SERVICES	$ 48,599	$ 103,057	$ 113,126	$ 104,748	$ 88,261	$ 16,005	$ 106,977	Average of 3 Years of Actuals (2022-2024)
01-000-4344-337	GENERAL FUND	POLICE DEPARTMENT SERVICES/SRO	$ 78,290	$ 81,592	$ 30,721	$ 132,733	$ 165,750	$ 40,401	$ 199,100	Allowances for 3rd SRO (2024 Actuals x 1.5)
01-000-4344-338	GENERAL FUND	POLICE DEPARTMENT SERVICES/K9	$ -	$ -	$ 816	$ 300	$ -	$ 300	$ 558	Average of 2 Years of Actuals (2023-2024)
01-000-4344-380	GENERAL FUND	POLICE DEPARTMENT SERVICES/CBI	$ 501	$ 963	$ 385	$ 693	$ 616	$ -	$ 680	Average of 3 Years of Actuals (2022-2024)
01-000-4344-520	GENERAL FUND	PD SERVICES/JUSTFOIA	$ -	$ -	$ 803	$ 7,361	$ 2,500	$ 2,365	$ 558	Average of 2 Years of Actuals (2023-2024)
01-000-4346-000	GENERAL FUND	RECREATION REVENUE	$ 398	$ 7,085	$ 4,308	$ 5,023	$ -	$ 330	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-111	GENERAL FUND	RECREATION REVENUE/SENIOR RIDE	$ 1,432	$ 1,892	$ 1,004	$ 4	$ -	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-119	GENERAL FUND	RECREATION REVENUE/UNIFORMS	$ 25,550	$ 19,067	$ 20,449	$ 19,590	$ 21,115	$ 13,263	$ 25,000	Based on Program Expectations & Rate Estimates
01-000-4346-121	GENERAL FUND	RECREATION REVENUE/ADLT BASKET	$ 7,444	$ 10,172	$ 14,000	$ 18,610	$ 24,700	$ 18,850	$ 21,600	Based on Program Expectations & Rate Estimates
01-000-4346-124	GENERAL FUND	RECREATION REVENUE/SFTBAL ADUL	$ 20,200	$ 31,630	$ 34,795	$ 33,925	$ 40,000	$ 16,700	$ 32,800	Based on Program Expectations & Rate Estimates
01-000-4346-125	GENERAL FUND	RECREATION REVENUE/LACROSSE	$ 8,400	$ 600	$ 307	$ -	$ -	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-130	GENERAL FUND	RECREATION REVENUE/BASEBALL	$ 133,637	$ 155,345	$ 147,617	$ 180,605	$ 196,840	$ 147,632	$ 211,810	Based on Program Expectations & Rate Estimates
01-000-4346-133	GENERAL FUND	RECREATION REVENUE/SOCCER	$ 115,246	$ 150,214	$ 174,667	$ 162,996	$ 186,858	$ 115,426	$ 186,380	Based on Program Expectations & Rate Estimates
01-000-4346-140	GENERAL FUND	RECREATION REVENUE/ADVENT TRPS	$ 1,495	$ 220	$ 961	$ -	$ -	$ -	$ 5,070	Based on Program Expectations & Rate Estimates
01-000-4346-141	GENERAL FUND	RECREATION REVENUE/SOCCER ADLT	$ 4,790	$ 2,450	$ 8,430	$ 8,520	$ -	$ 2,358	$ 12,810	Based on Program Expectations & Rate Estimates
01-000-4346-144	GENERAL FUND	RECREATION REVENUE/CONCESSIONS	$ 19,976	$ 16,245	$ 5,646	$ 4,004	$ 15,500	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-146	GENERAL FUND	RECREATION REVENUE	$ 2,600	$ -	$ 3,543	$ 2,870	$ -	$ 2,585	$ 3,145	Based on Program Expectations & Rate Estimates
01-000-4346-151	GENERAL FUND	RECREATION REVENUE/SPEC EVENTS	$ 9,266	$ 11,112	$ 9,117	$ 4,490	$ 8,000	$ 5,105	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-152	GENERAL FUND	RECREATION REVENUE/FOOTBALL	$ 65,413	$ 76,273	$ 73,245	$ 104,023	$ -	$ 62,758	$ 123,850	Based on Program Expectations & Rate Estimates
01-000-4346-153	GENERAL FUND	RECREATION REVENUE/TRACK CARA	$ 11,685	$ 16,541	$ 20,051	$ 20,300	$ 120,540	$ 26,925	$ 23,625	Based on Program Expectations & Rate Estimates
01-000-4346-154	GENERAL FUND	RECREATION REVENUE/TENNIS CARA	$ 8,138	$ 11,660	$ 16,810	$ 19,835	$ 22,968	$ 19,880	$ 25,500	Based on Program Expectations & Rate Estimates
01-000-4346-155	GENERAL FUND	RECREATION REVENUE/VOLLEYBALL	$ 19,333	$ 18,900	$ 18,875	$ 24,683	$ 21,000	$ 30,733	$ 56,065	Based on Program Expectations & Rate Estimates
01-000-4346-157	GENERAL FUND	RECREATION REVENUE/BSKTBL YTH	$ 124,708	$ 126,616	$ 130,984	$ 149,862	$ 27,221	$ 9,325	$ 156,970	Based on Program Expectations & Rate Estimates
01-000-4346-163	GENERAL FUND	RECREATION REVENUE/FLD MNT/RNT	$ -	$ -	$ (250)	$ -	$ 143,766	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4346-166	GENERAL FUND	RECREATION REVENUE/SCHOLARSHIP	$ 3,110	$ 5,900	$ 7,508	$ 7,500	$ -	$ 5,564	$ 6,000	Based on Program Expectations & Rate Estimates
01-000-4346-250	GENERAL FUND	RECREATION REVENUE/UPWARD	$ -	$ -	$ 773	$ 1,636	$ 4,512	$ -	$ -	Based on Program Expectations & Rate Estimates

2026 REVENUE PROJECTIONS

Account Number	Fund	Description	2021 Actual Revenues	2022 Actual Revenues	2023 Actual Revenues	2024 Actual Revenues	2025 Budget	2025 YTD (June)	2026 Budget	NOTES
01-000-4350-000	GENERAL FUND	COURT FINES	$ 197,246	$ 295,377	$ 368,673	$ 234,411	$ 750,000	$ 67,895	$ 500,000	Average of 3 Years of Actuals (2022-2024) & Red Light Camera (2 x locations)
01-000-4351-000	GENERAL FUND	COURT OF RECORD COSTS	$ 8,240	$ 13,126	$ 16,709	$ 15,360	$ 12,692	$ 5,275	$ 15,065	Average of 3 Years of Actuals (2022-2024)
01-000-4360-000	GENERAL FUND	INSURANCE REFUND/SETTLEMENT	$ -	$ -	$ -	$ 76,360	$ -	$ 120,997	$ -	
01-000-4364-000	GENERAL FUND	INTEREST INCOME	$ 129,586	$ (301,822)	$ 535,577	$ 588,259	$ 472,410	$ 25,384	$ 572,431	Based on 2.3% of 2024 Ending Fund Balance
01-000-4364-930	GENERAL FUND	INTEREST INCOME/ARPA	$ 1,094	$ 82,783	$ 93,339	$ 13,151	$ -	$ 51	$ -	Zero Funds Remaining
01-000-4366-000	GENERAL FUND	PLANNING FEES	$ 143,154	$ 150,110	$ 55,755	$ 80,069	$ 143,290	$ 29,189	$ 67,912	Average of 2 Years of Actuals (2023-2024) - 2022 was an outlier year
01-000-4366-500	GENERAL FUND	PLANNING FEES	$ 200,810	$ 445,244	$ 44,941	$ -	$ 115,499	$ -	$ 22,471	Average of 2 Years of Actuals (2023-2024)
01-000-4367-000	GENERAL FUND	DONATIONS/SPONSORSHIPS/COM EVT	$ 52,683	$ 51,766	$ 82,601	$ 114,653	$ 70,000	$ 62,998	$ 140,000	Projection Provided by Parks & Recreation
01-000-4368-000	GENERAL FUND	MISCELLANEOUS INCOME	$ 42,559	$ 74,000	$ 65,711	$ 19,532	$ 65,711	$ 262,717	$ 53,081	Average of 3 Years of Actuals (2022-2024) (Note that YTD is Inflated)
01-000-4368-340	GENERAL FUND	MISCELLANEOUS INCOME/PW REBATE	$ 963	$ 3,157	$ 3,180	$ 2,815	$ 3,180	$ 1,702	$ 3,050	Average of 3 Years of Actuals (2022-2024)
01-000-4368-341	GENERAL FUND	MISCINCOME/PIPELINE PERMIT	$ -	$ -	$ -	$ 5,101	$ 5,000	$ 2,312	$ 1,700	Average of 3 Years of Actuals (2022-2024)
01-000-4368-345	GENERAL FUND	MISCELLANEOUS INCOME	$ -	$ -	$ 213	$ 655	$ 213	$ -	$ 289	Average of 3 Years of Actuals (2022-2024)
01-000-4368-395	GENERAL FUND	MISC INCOME/CC CONVENIENCE FEE	$ 2,017	$ 6,037	$ 8,199	$ 6,081	$ 8,199	$ 28,344	$ 6,772	Average of 3 Years of Actuals (2022-2024)
01-000-4368-913	GENERAL FUND	MISCELLANEOUS INCOME/OPIOID	$ -	$ 6,963	$ 4,085	$ 24,197	$ 4,085	$ 712	$ 11,748	Average of 3 Years of Actuals (2022-2024)
01-000-4372-000	GENERAL FUND	TRANSFER FROM NONPOTABLE FUND	$ 46,350	$ 175,435	$ 199,033	$ -	$ -	$ 23,594	$ 25,000	For Legal Expenses Related to the Kern & Kyger Reservoirs
01-000-4373-000	GENERAL FUND	TRANSFER FROM WATER FUND	$ 657,872	$ 718,108	$ 513,448	$ 452,530	$ 731,026	$ 121,838	$ 2,621,856	
01-000-4374-000	GENERAL FUND	TRANSFER FROM SEWER FUND	$ 496,915	$ 396,242	$ 334,799	$ 346,145	$ 557,923	$ 92,987	$ -	
01-000-4376-000	GENERAL FUND	TRANSFER FROM CAPITAL IMPROVEMENT FUND	$ 447,181	$ 474,923	$ 459,398	$ 478,021	$ 529,197	$ 92,366	$ -	
01-000-4377-000	GENERAL FUND	TRANSFER FROM CRCEX FUND	$ 271,521	$ 259,957	$ 479,336	$ 275,908	$ 278,865	$ 46,478	$ -	
01-000-4378-000	GENERAL FUND	TRANSFER FROM DRAINAGE FUND	$ -	$ -	$ -	$ 186,144	$ 141,566	$ -	$ -	
01-000-4379-000	GENERAL FUND	TRANSFER FROM CRC FUND	$ 238,905	$ 173,303	$ 146,701	$ -	$ -	$ -	$ -	N/A
01-000-4380-000	GENERAL FUND	ART & HERITAGE MISC REVENUE	$ 42	$ 10,000	$ (270)	$ 2,152	$ -	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4380-201	GENERAL FUND	A&H MISC REVENUE/COLLECTIONS	$ 510	$ -	$ 1,587	$ 186	$ 500	$ -	$ 500	Based on Program Expectations & Rate Estimates
01-000-4380-202	GENERAL FUND	A&H MISC REVENUE/ED PROGRAMS	$ 36,439	$ 50,064	$ 62,907	$ 45,494	$ 64,713	$ 34,700	$ 68,540	Based on Program Expectations & Rate Estimates
01-000-4380-203	GENERAL FUND	A&H MISC REVENUE/EXHIBITS	$ -	$ 4,633	$ 550	$ 3,819	$ 3,348	$ -	$ 5,000	Based on Program Expectations & Rate Estimates
01-000-4380-205	GENERAL FUND	A&H MISC REVENUE/PUBLIC ART	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,000	Based on Program Expectations & Rate Estimates
01-000-4385-000	GENERAL FUND	DISPOSABLE BAG FEES	$ -	$ -	$ 33,157	$ 50,924	$ 75,000	$ 25,132	$ 50,000	Estimate Based on 2025 YTD Actuals
01-000-4385-360	GENERAL FUND	CLEAN UP DAYS REVENUE	$ -	$ -	$ 1,721	$ 6,802	$ 5,000	$ -	$ 12,764	
01-000-4386-000	GENERAL FUND	COMMUNITY EVENTS REVENUE	$ 34,352	$ 54,841	$ 130,309	$ 64,730	$ 66,750	$ 34,115	$ 94,710	Based on Program Expectations & Rate Estimates
01-000-4386-151	GENERAL FUND	COMMUNITY EVENTS REVENUE	$ -	$ -	$ -	$ -	$ 7,450	$ 8,654	$ -	Based on Program Expectations & Rate Estimates
01-000-4386-ICE	GENERAL FUND	COMMUNITY EVENTS REVENUE	$ -	$ -	$ -	$ -	$ 52,180	$ -	$ 9,875	Based on Program Expectations & Rate Estimates
01-000-4388-000	GENERAL FUND	MISCELLANEOUS PARK REVENUE	$ 39,408	$ 32,211	$ 19,306	$ 23,310	$ 16,000	$ 12,176	$ 20,000	Based on Program Expectations & Rate Estimates
01-000-4388-163	GENERAL FUND	MISCELLANEOUS PARK REVENUE	$ 17,846	$ 36,536	$ 26,439	$ 42,026	$ 30,000	$ 5,948	$ 41,000	Based on Program Expectations & Rate Estimates
01-000-4389-000	GENERAL FUND	MISCELLANEOUS FORESTRY REVENUE	$ 7,680	$ 21,520	$ 29,950	$ 30,840	$ 23,500	$ 5,259	$ 30,000	Based on Program Expectations & Rate Estimates
01-000-4390-000	GENERAL FUND	MISC OPEN SPACE REVENUE	$ -	$ 9,800	$ 15,934	$ 5,550	$ 10,000	$ 4,500	$ 10,000	Based on Program Expectations & Rate Estimates
01-000-4390-328	GENERAL FUND	MISC OPEN SPACE REVENUE/BROE	$ 6,525	$ -	$ 6,500	$ -	$ -	$ -	$ -	Based on Program Expectations & Rate Estimates
01-000-4391-000	GENERAL FUND	DDA ADMIN REIMBURSEMENT	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 833	$ 5,000	
01-000-4393-000	GENERAL FUND	COURT FINE SURCHARGE	$ 5,600	$ 1,570	$ 51	$ -	$ 55,424	$ -	$ 49,534	Average of 3 Years of Actuals (2022-2024)
01-000-4393-515	GENERAL FUND	COURT FINE SURCHARGE/RF	$ -	$ 6,424	$ 11,587	$ 16,977	$ -	$ 2,786	$ -	
01-000-4393-516	GENERAL FUND	COURT FINE SURCHARGE/SECURITY	$ -	$ 3,246	$ 10,317	$ 5,823	$ -	$ 1,956	$ -	
01-000-4393-517	GENERAL FUND	COURT FINE SURCHARGE/TRAFFIC	$ -	$ 12,045	$ 41,730	$ 24,360	$ -	$ 7,665	$ -	
01-000-4393-518	GENERAL FUND	COURT FINE SURCHARGE/CODE	$ -	$ 4,185	$ 7,125	$ 4,785	$ -	$ 2,115	$ -	
			$ 34,057,271	**$ 35,396,510**	**$ 33,373,438**	**$ 39,376,195**	**$ 38,692,791**	**$ 15,201,784**	**$ 41,111,831**	
02-000-4316-000	PARK IMPROVEMENT FUND	LARIMER COUNTY OPEN SPACE TAX	$ 295,478	$ 295,486	$ 293,817	$ 297,948	$ 294,927	$ 73,466	$ 295,751	Average of 3 Years of Actuals (2022-2024)
02-000-4334-000	PARK IMPROVEMENT FUND	GRANTS	$ 408,017	$ -	$ 2,200,000	$ -	$ 131,326	$ -	$ 250,000	GWTA Cost Share for # 2 Canal Bridge Replacement ($250,000)
02-000-4353-000	PARK IMPROVEMENT FUND	CASH IN LIEU OF PARK	$ 127,084	$ 110,744	$ -	$ -	$ -	$ -	$ -	
02-000-4358-000	PARK IMPROVEMENT FUND	COMMUNITY PARK FEES	$ 1,307,544	$ 892,239	$ 139,116	$ 797,054	$ 150,000	$ 99,697	$ 200,000	Based on Remaining Permits at Raindance & Water Valley
02-000-4364-000	PARK IMPROVEMENT FUND	INTEREST INCOME	$ 563	$ 2,022	$ 560,954	$ 568,849	$ 565,349	$ 1,373	$ 390,145	Based on 2.3% of 2024 Ending Fund Balance - Minus Loan to Open Space
02-000-4382-000	PARK IMPROVEMENT FUND	PARK AND TRAIL DEVELOPMENT FEE	$ 2,562,031	$ 4,423,560	$ 1,570,185	$ 3,547,499	$ 4,035,375	$ 1,558,227	$ 3,146,849	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$8,391.59 per SFRE Permit)
			$ 4,700,718	**$ 5,724,051**	**$ 4,764,072**	**$ 5,211,351**	**$ 5,176,977**	**$ 1,732,763**	**$ 4,282,744**	
03-000-4330-000	CONSERVATION TRUST FUND	STATE LOTTERY REVENUE	$ 386,409	$ 426,035	$ 465,260	$ 470,343	$ 425,901	$ 120,747	$ 453,879	Average of 3 Years of Actuals (2022-2024)
03-000-4334-000	CONSERVATION TRUST FUND	GRANTS	$ -	$ -	$ 96,657	$ -	$ -	$ -	$ -	
03-000-4334-464	CONSERVATION TRUST FUND	GRANTS/GW TRAIL	$ 620,854	$ -	$ 88,263	$ 106,866	$ -	$ 99,663	$ -	

2026 REVENUE PROJECTIONS

Account Number	Fund	Description	2021 Actual Revenues	2022 Actual Revenues	2023 Actual Revenues	2024 Actual Revenues	2025 Budget	2025 YTD (June)	2026 Budget	NOTES
03-000-4364-000	CONSERVATION TRUST FUND	INTEREST INCOME	$ 90	$ 1,547	$ 24,061	$ 36,013	$ 22,201	$ 1,145	$ 38,003	Based on 2.3% of 2024 Ending Fund Balance
			$ 1,007,352	**$ 427,582**	**$ 674,240**	**$ 613,222**	**$ 448,102**	**$ 221,555**	**$ 491,883**	
04-000-4313-000	CAPITAL IMPROVEMENT FUND	SALES TAX	$ 6,861,355	$ 7,985,855	$ 8,559,468	$ 8,616,316	$ 9,045,006	$ 4,123,961	$ 9,608,054	Based on 2025 YTD Increase of 6.2% through Year End plus 5% Increase for 2026
04-000-4317-000	CAPITAL IMPROVEMENT FUND	SEVERANCE TAX	$ 20,143	$ 935,106	$ 1,055,183	$ 623,227	$ 670,144	$ -	$ 871,172	Average of 3 Years of Actuals (2022-2024)
04-000-4318-000	CAPITAL IMPROVEMENT FUND	CONSTRUCTION USE TAX	$ 6,484,153	$ 5,775,845	$ 1,948,269	$ 4,218,401	$ 3,408,893	$ 1,851,371	$ 3,938,824	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$10,503.53 per SFRE Permit)
04-000-4319-000	CAPITAL IMPROVEMENT FUND	TRAFFIC IMPACT FEE	$ 5,890,110	$ 6,318,277	$ 2,878,216	$ 5,463,085	$ 3,619,628	$ 2,451,234	$ 4,834,953	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$12,893.15 per SFRE Permit)
04-000-4334-000	CAPITAL IMPROVEMENT FUND	GRANTS	$ 59,593	$ -	$ -	$ 4,056,250	$ 620,375	$ 775,858	$ 3,678,806	STBG Funding for WCR 13 & Jacoby Road Realignment ($1,187,311), Safe Routes For All (SSFA) - SH 392 Study ($240,000), Developer Cost Share for Traffic Signal @ SH 257 & CR 72 ($31,250), STBG Funding & Developer Cost Share for Roundabout at Crossroads & Colorado Blvds ($2,220,245), Community Directed Spending for Roundabout at Crossroads & Colorado Blvds ($?),
04-000-4361-000	CAPITAL IMPROVEMENT FUND	GAS & OIL DRILLING ROYALTIES	$ 537,297	$ 828,440	$ 405,770	$ 631,803	$ 590,503	$ 257,701	$ 622,005	Average of 3 Years of Actuals (2022-2024)
04-000-4362-000	CAPITAL IMPROVEMENT FUND	MINERAL LEASE REVENUE	$ 135,485	$ 205,324	$ 256,942	$ 168,615	$ 199,250	$ -	$ 210,294	Average of 3 Years of Actuals (2022-2024)
04-000-4364-000	CAPITAL IMPROVEMENT FUND	INTEREST INCOME	$ 859,124	$ 1,183,371	$ 1,083,380	$ 759,675	$ 933,346	$ 361,302	$ 586,756	Based on 2.3% of 2024 Ending Fund Balance
04-000-4368-000	CAPITAL IMPROVEMENT FUND	MISCELLANEOUS INCOME	$ -	$ -	$ 6,166	$ -	$ 97,500	$ -	$ -	
04-000-4369-385	CAPITAL IMPROVEMENT FUND	SPECIAL ASSESMENTS/CAC	$ 312,698	$ 18,942	$ 25,823	$ 11	$ -	$ 4	$ -	
			$ 21,159,958	**$ 23,251,160**	**$ 16,219,217**	**$ 24,537,384**	**$ 19,184,644**	**$ 9,821,431**	**$ 24,350,863**	
06-000-4351-000	WATER FUND	UTILITY SALES	$ 4,151,207	$ 4,500,189	$ 4,524,608	$ 5,868,372	$ 7,050,060	$ 2,242,247	$ 8,835,898	Based on Average (2022-2024) Annual Payment per Customer, Growth Projections, & 10% Estimated Rate Increase
06-000-4352-000	WATER FUND	PLANT INVESTMENT FEES	$ 4,599,281	$ 4,266,012	$ 2,186,868	$ 5,377,152	$ 3,747,549	$ 1,773,966	$ 3,901,825	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$10,404.86 per SFRE Permit)
06-000-4353-000	WATER FUND	DEVELOPMENT RAW WATER	$ 4,561,835	$ 4,776,111	$ 5,443,402	$ 4,821,102	$ 6,695,000	$ 2,523,435	$ 8,300,000	Based on Projected Windsor Water SFRE's (332) @ Current Cost per Quarter Acre Foot of Water
06-000-4354-000	WATER FUND	UTILITY SERVICES - FLAT	$ 1,896,790	$ 2,148,881	$ 2,582,537	$ 2,991,113	$ -	$ 1,665,590	$ -	Average of 3 Years of Actuals (2022-2024)
06-000-4355-000	WATER FUND	METER YOKES/ MATERIALS	$ 370,990	$ 294,435	$ 131,476	$ 382,168	$ 265,634	$ 122,330	$ 269,360	
06-000-4356-000	WATER FUND	HYDRANT METER RENTAL	$ 15,850	$ (23,620)	$ 78,927	$ 32,301	$ 23,719	$ 13,846	$ 29,203	Average of 3 Years of Actuals (2022-2024)
06-000-4357-000	WATER FUND	WATER RENTAL	$ 262,377	$ 673,284	$ 407,234	$ 535,765	$ 447,631	$ 130,328	$ 538,761	Average of 3 Years of Actuals (2022-2024)
06-000-4357-484	WATER FUND	WATER RENTAL	$ 87,920	$ 157,123	$ 115,561	$ 197,789	$ 120,201	$ 13,294	$ 156,824	Average of 3 Years of Actuals (2022-2024)
06-000-4359-000	WATER FUND	TANK WATER REVENUE	$ 15,192	$ 11,044	$ 22,529	$ 20,315	$ 16,255	$ 5,660	$ 17,963	Average of 3 Years of Actuals (2022-2024)
06-000-4361-000	WATER FUND	GAS & OIL DRILLING ROYALTIES	$ -	$ -	$ (41,552)	$ -	$ -	$ -	$ -	
06-000-4361-484	WATER FUND	GAS & OIL DRILLING ROYALTIES/NON POT	$ 541,387	$ 511,272	$ 245,263	$ 147,947	$ 418,790	$ 68,372	$ 301,494	Average of 3 Years of Actuals (2022-2024)
06-000-4364-000	WATER FUND	INTEREST INCOME	$ 546,545	$ (5,284,210)	$ 981,646	$ 943,655	$ 866,947	$ 343,504	$ 811,693	Based on 2.3% of 2024 Ending Fund Balance - Less Open Space Purchase
06-000-4368-000	WATER FUND	MISCELLANEOUS INCOME	$ 35,985	$ 54,954	$ 57,411	$ 53,060	$ 49,450	$ 32,175	$ 55,141	Average of 3 Years of Actuals (2022-2024)
06-000-4368-601	WATER FUND	MISCELLANEOUS INCOME	$ -	$ -	$ 155,656	$ 30,000	$ -	$ -	$ -	
06-000-4374-000	WATER FUND	TRANSFER FROM CAPITAL IMP FUND	$ 65,833	$ 65,833	$ 65,833	$ 65,833	$ 65,833	$ 10,972	$ 65,833	
06-000-4376-000	WATER FUND	INTERFUND TRANSFER	$ 199,869	$ 199,869	$ 199,869	$ 199,869	$ 199,869	$ 33,312	$ 199,869	
06-000-4385-000	WATER FUND	DELINQUENT CHARGE	$ 49,480	$ 60,460	$ 61,670	$ 54,300	$ 57,203	$ 18,220	$ 58,810	Average of 3 Years of Actuals (2022-2024)
			$ 17,400,540	**$ 12,411,636**	**$ 17,218,938**	**$ 21,720,740**	**$ 20,024,142**	**$ 8,997,251**	**$ 23,542,673**	
07-000-4351-000	SEWER FUND	UTILITY SALES	$ 389,861	$ 455,331	$ 548,469	$ 633,652	$ 5,253,600	$ 359,922	$ 5,462,186	2-Year Average (2023-2024) Annual Payment per Customer, Growth Projections, & 20% Estimated Rate Increase
07-000-4352-000	SEWER FUND	PLANT INVESTMENT FEES	$ 3,613,905	$ 3,119,846	$ 2,455,129	$ 2,900,357	$ 2,891,893	$ 1,322,134	$ 2,795,295	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$12,373.96 per Adjusted SFRE Permit)
07-000-4354-000	SEWER FUND	UTILITY SERVICES - FLAT	$ 2,639,664	$ 3,036,795	$ 3,441,574	$ 3,868,454	$ -	$ 2,273,037	$ -	
07-000-4364-000	SEWER FUND	INTEREST INCOME	$ 3,363	$ 59,549	$ (111,631)	$ 85,000	$ -	$ 22,370	$ -	
07-000-4364-703	SEWER FUND	INTEREST INCOME	$ -	$ 227,031	$ 734,804	$ 464,158	$ 508,173	$ 100,326	$ 170,384	Based on 2.3% of 2024 Ending Fund Balance - Less CIP in 2025
			$ 6,646,793	**$ 6,898,552**	**$ 7,068,344**	**$ 7,951,621**	**$ 108,653,666**	**$ 4,077,789**	**$ 8,427,865**	
08-000-4326-825	STORM DRAINAGE FUND	PERMIT FEE/GESCP	$ 21,190	$ 24,849	$ 24,450	$ 10,748	$ 23,496	$ 2,000	$ 20,015	Average of 3 Years of Actuals (2022-2024)
08-000-4327-825	STORM DRAINAGE FUND	REINSPECTION FEE/GESCP	$ 250	$ -	$ -	$ 950	$ -	$ 250	$ 500	Based on YTD Actuals
08-000-4349-000	STORM DRAINAGE FUND	STORM WATER SERVICE	$ 325,227	$ 345,214	$ 324,154	$ 426,627	$ 487,018	$ 222,994	$ 447,325	Based on Account Projections (14,060) times $31.68 per Account Base Fees
08-000-4351-000	STORM DRAINAGE FUND	UTILITY SALES	$ -	$ (295)	$ 7	$ -	$ -	$ -	$ -	
08-000-4352-000	STORM DRAINAGE FUND	NEW GROWTH BASIN IMPACT FEES	$ 961,068	$ 1,174,882	$ 536,688	$ 530,589	$ 673,289	$ 193,740	$ 739,498	Based on 2026 SFRE Permit Projections (375) x 3 Year (2022-2024) Average Total Collections (379 Avg. Permits/$1,971.99 per SFRE Permit)
08-000-4356-000	STORM DRAINAGE FUND	STORM DRAIN BASIN IMPRV FEES	$ 839,251	$ 891,000	$ 941,169	$ 1,145,650	$ 1,034,677	$ 664,951	$ 1,222,931	Based on Average (2022-2024) Annual Payment per Customer, Growth Projections, & 15% Estimated Rate Increase
08-000-4361-000	STORM DRAINAGE FUND	MOSQUITO CONTROL SERVICE	$ 152,714	$ 166,463	$ 173,376	$ 182,018	$ 164,196	$ 90,507	$ 185,000	Based on Account Projections x Base Mosquito Control Fee
08-000-4364-000	STORM DRAINAGE FUND	INTEREST INCOME	$ 492	$ 8,107	$ 180,983	$ 133,859	$ 186,797	$ 4,794	$ 127,141	Based on 2.3% of 2024 Ending Fund Balance
			$ 2,300,193	**$ 2,610,219**	**$ 2,180,827**	**$ 2,430,439**	**$ 2,569,473**	**$ 1,179,236**	**$ 2,742,411**	
09-000-4313-000	OPEN SPACE ACQUISITION FUND	SALES TAX	$ -	$ -	$ 1,579,002	$ 1,836,405	$ 1,907,286	$ 890,538	$ 2,047,775	Based on 2025 YTD Increase of 6.2% through Year End plus 5% Increase for 2026
09-000-4318-000	OPEN SPACE ACQUISITION FUND	CONSTRUCTION USE TAX	$ -	$ -	$ 181,445	$ 357,392	$ 466,039	$ 154,549	$ 315,725	Based on a flat projection for SFRE activity (375) times per SFRE average of $841.93

2026 REVENUE PROJECTIONS

Account Number	Fund	Description	2021 Actual Revenues	2022 Actual Revenues	2023 Actual Revenues	2024 Actual Revenues	2025 Budget	2025 YTD (June)	2026 Budget	NOTES
09-000-4364-000	OPEN SPACE ACQUISITION FUND	INTEREST INCOME	$ -	$ -	$ 22,157	$ 70,866	$ 82,000	$ -	$ -	Based on 2.3% of 2024 Ending Fund Balance
			$ -	**$ -**	**$ 1,782,604**	**$ 2,264,663**	**$ 2,455,324**	**$ 1,045,087**	**$ 2,363,500**	
21-000-4313-000	CRC EXPANSION FUND	SALES TAX	$ 4,273,604	$ 5,145,107	$ 1,974,620	$ 2,885,349	$ 3,051,228	$ 1,424,861	$ 3,217,453	Based on 2025 YTD Increase of 6.2% through Year End plus 5% Increase for 2026
21-000-4318-000	CRC EXPANSION FUND	CONSTRUCTION USE TAX	$ 1,624,743	$ 1,440,959	$ 226,666	$ 572,177	$ 745,661	$ 246,794	$ 572,177	Based on a flat projection for SFRE activity (375)
21-000-4346-000	CRC EXPANSION FUND	RECREATION REVENUE	$ 948,638	$ 1,255,240	$ 1,340,535	$ 1,390,838	$ 1,704,498	$ 739,933	$ 1,785,443	Rate increases in 2026
21-000-4346-100	CRC EXPANSION FUND	RECREATION REVENUE/POOL	$ 1,639	$ 4,408	$ 7,646	$ 61,038	$ 8,880	$ 7,045	$ 8,880	Based on Program Expectations & Rate Estimates
21-000-4346-101	CRC EXPANSION FUND	RECREATION REVENUE/AQUATICS	$ 64,190	$ 79,740	$ 75,678	$ 64,031	$ 93,850	$ 33,068	$ 93,850	Based on Program Expectations & Rate Estimates
21-000-4346-110	CRC EXPANSION FUND	RECREATION REVENUE/SENIORS	$ 22,074	$ 12,386	$ 52,800	$ 59,172	$ 54,560	$ 26,616	$ 54,560	Based on Program Expectations & Rate Estimates
21-000-4346-112	CRC EXPANSION FUND	RECREATION REVENUE/CHILD CARE	$ 11,248	$ 19,668	$ 21,903	$ 27,612	$ 31,000	$ 12,205	$ 31,000	Based on Program Expectations & Rate Estimates
21-000-4346-135	CRC EXPANSION FUND	RECREATION REVENUE/YOUTH PROGRAMS	$ -	$ -	$ -	$ 177,449	$ 244,477	$ 67,474	$ 244,477	Based on Program Expectations & Rate Estimates
21-000-4346-136	CRC EXPANSION FUND	RECREATION REVENUE/DAY CAMPS	$ 114,201	$ 110,989	$ 167,453	$ 185,594	$ 293,430	$ 169,082	$ 293,430	Based on Program Expectations & Rate Estimates
21-000-4346-142	CRC EXPANSION FUND	RECREATION REVENUE/PERS TRNING	$ 81,290	$ 80,052	$ 71,523	$ 85,895	$ 83,950	$ 46,315	$ 83,950	Based on Program Expectations & Rate Estimates
21-000-4346-143	CRC EXPANSION FUND	RECREATION REVENUE/PRO SHOP	$ 3,395	$ 7,811	$ 6,257	$ 7,022	$ 8,940	$ 3,046	$ 8,940	Based on Program Expectations & Rate Estimates
21-000-4346-144	CRC EXPANSION FUND	RECREATION REVENUE/VENDING	$ 4,107	$ 9,453	$ 11,184	$ 30,686	$ 36,080	$ 12,386	$ 36,080	Based on Program Expectations & Rate Estimates
21-000-4346-147	CRC EXPANSION FUND	RECREATION REVENUE/MARTIAL ART	$ -	$ -	$ -	$ 24,602	$ -	$ 6,983	$ -	Based on Program Expectations & Rate Estimates
21-000-4346-148	CRC EXPANSION FUND	RECREATION REVENUE/FITNESS	$ 10,595	$ 13,183	$ 12,302	$ 10,363	$ 8,100	$ 8,216	$ 8,100	Based on Program Expectations & Rate Estimates
21-000-4346-149	CRC EXPANSION FUND	RECREATION REVENUE/ADLT PROGR	$ -	$ -	$ -	$ 1,847	$ 2,835	$ 1,017	$ 2,835	Based on Program Expectations & Rate Estimates
21-000-4346-158	CRC EXPANSION FUND	RECREATION REVENUE/SALT/TEENS	$ -	$ -	$ -	$ 13,921	$ 62,000	$ 7,102	$ 62,000	Based on Program Expectations & Rate Estimates
21-000-4346-220	CRC EXPANSION FUND	RECREATION REVENUE/RENTALS	$ 17,797	$ 55,149	$ 32,865	$ 31,610	$ 29,303	$ 27,600	$ 29,303	Based on Program Expectations & Rate Estimates
21-000-4346-221	CRC EXPANSION FUND	RECREATION REVENUE/BIRTHDAY	$ -	$ -	$ 29,348	$ 74,372	$ 81,800	$ 37,720	$ 81,800	Based on Program Expectations & Rate Estimates
21-000-4364-000	CRC EXPANSION FUND	INTEREST INCOME	$ 328	$ 6,213	$ 211,389	$ 266,141	$ 245,585	$ 4,796	$ 219,630	Based on 2.3% of 2024 Ending Fund Balance
21-000-4368-000	CRC EXPANSION FUND	MISCELLANEOUS INCOME	$ 1,195	$ 100	$ 3,074	$ 480	$ 1,456	$ -	$ 1,218	Average of 3 Years of Actuals (2022-2024)
			$ 7,179,043	**$ 8,240,459**	**$ 4,245,243**	**$ 5,970,200**	**$ 6,787,633**	**$ 2,882,257**	**$ 6,835,126**	
			$ 99,947,139	**$ 102,187,509**	**$ 93,887,001**	**$ 119,160,498**	**$ 213,365,645**	**$ 46,585,386**	**$ 115,332,583**	
		Excluding Internal Service Funds & Inter-Fund Transfers	**$ 94,452,360**	**$ 94,966,040**	**$ 87,600,781**	**$ 110,109,808**	**$ 203,992,752**	**$ 45,168,997**	**$ 111,527,040**	

Property Taxation

VALUATION AND REVENUE

July 17, 2025

Brenda Dones
Weld County Assessor

2025 Property Tax Legislation

HB25-1219	Requirements for Better Understanding Metropolitan Districts	Expands transparency requirements for metro districts. Includes requirement that metro districts post report listing overlapping districts (school, fire, etc.).
HB25-1289	Metropolitan District Leases & Property Tax Exemptions	Additional documentation must be provided in support of a request for tax exemption when a property is leased by a metro district. If a member of the board of directors has a conflict of interest, the governing body shall determine if the property is used for a public purpose resulting in property tax exemption.
HB25-1324	Clarify Property Tax Objection & Protest Deadlines	Requires counties with a population > 300,000 to use alternate protest and appeal procedures in any reappraisal year.

Timeline

Includes requirements for counties >300,000 population

(This timeline is for a reappraisal year – the dates may vary in an intervening year)

May 1st or June 15th - Assessor sets actual values and notifies owners – Date is dependent on property type

July 17 **No later than June 8th for real property or July 5th for personal or oil and gas – Taxpayers can appeal value**

August 15th – Assessor sends Notice of Determination and taxpayers can appeal to County Board of Equalization

August 25th – Preliminary Certification to taxing authorities (without appeal decisions)

September 1 – County Board of Equalization (CBOE) hearings begin

November 1 – CBOE concludes

No later than November 5th – CBOE notifies taxpayers of decisions

November 21 – Assessor sends Abstract of values to Property Tax Administrator

No later than December 10th – Final Certification of assessed values to taxing authorities

No later than December 15th – Mill levies are submitted to Weld County

No later than December 22nd – County Commissioners certify the levies

No later than January 10th – Tax roll is delivered to the Treasurer for collection and distribution

2024 Property Tax Legislation

Impacting Assessed Values or Levies

HB24-1302	Tax Rate Info to Owners (effective 2024)	Requires tax authorities to submit with their levy certification additional levy information – current levy, prior year levy, max allowable levy, revenue, if revenue capped via TABOR or statutory, etc. Information will be made public.
HB24B-1001	Concerning Property Tax (effective 2025)	Modifies residential and commercial value adjustments, reduces non-residential assessment rates, splits residential assessment rates for schools and local governments, adjusts residential assessment rates based on statewide actual value change, caps local government revenue to 10.5% over a reappraisal cycle after excluding certain revenue, caps school district revenue to 12% over a reappraisal cycle after excluding certain revenue.

Property Tax Terminology

Actual Value*
x Assessment Rate**
x Mill Levy / 1,000
= Property Tax

***Minus legislative adjustments**
****Different rate for schools**

Actual Value for 2025 and 2026 –
Market value as of 6/30/2024 for most property.

Assessment Rate –
Statewide percentage of the property actual value that is taxed.
Determined **according to property use** every January 1.
Set by the state legislature.
Residential has a rate for schools and a rate for local governments.

Assessed Value –
Combination of actual value and assessment rate.
(Actual Value x Assessment Rate)

Mill Levy –
Local percentage of the property assessed value that is taxed.
Determined **according to property location**.
Set by each local government: Budget / Assessed Value = Mill Levy

Property Tax Terminology

Assessment Cycle –
Two-year period that includes a **reappraisal year** and an **intervening year**.

Reappraisal year is every odd numbered year (i.e. 2025). All property is revalued.

Intervening year is every even numbered year (i.e. 2024 and 2026). Property is revalued if there is new construction, a change in use, or the property is personal property, oil and gas, state assessed, or natural resources.

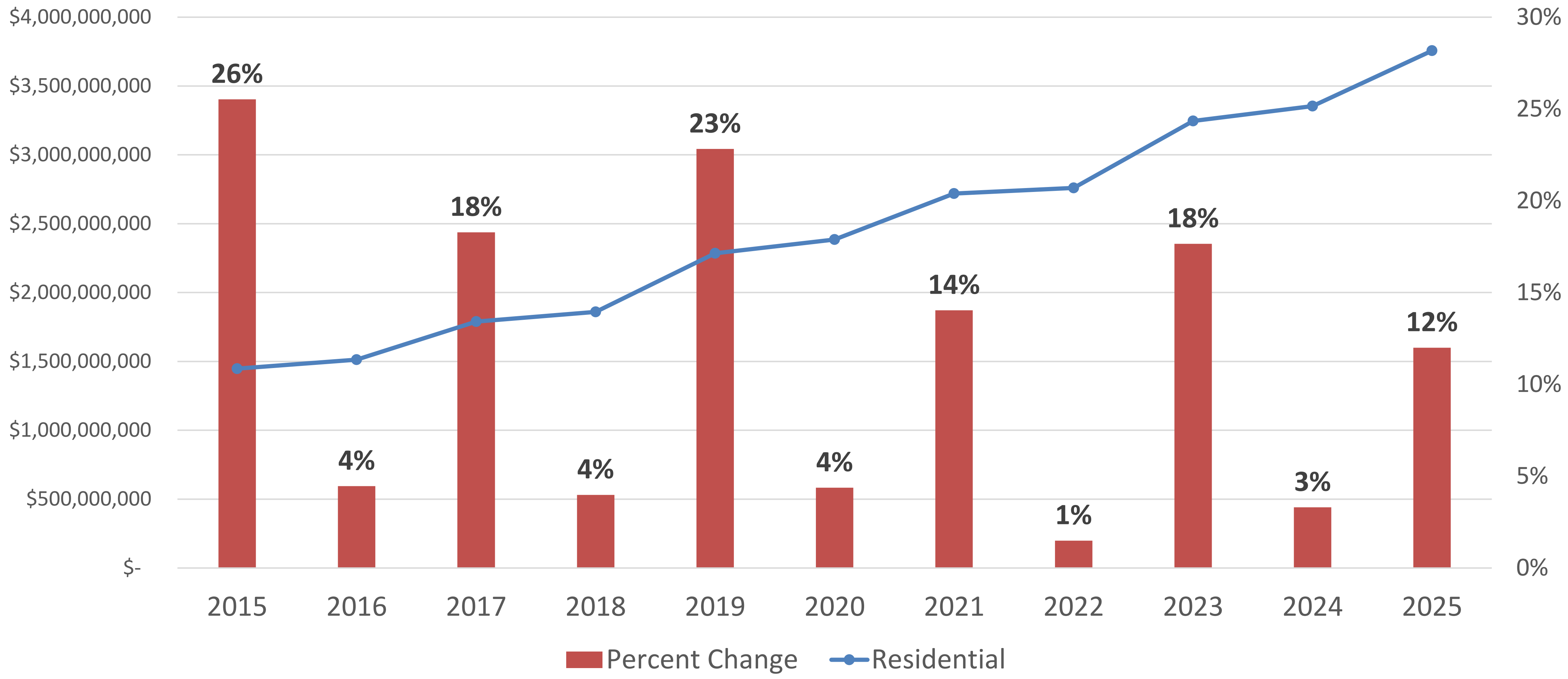
Value and Revenue Impact
2025 Tax Year (2026 Revenue)

<u>Legislative Change:</u>

- Actual value adjustment eliminated
- Non-residential property rate – 27%
- Residential rate is split
  - School rate is 7.05%
  - All other Local Govt – 6.15% or 6.25%*
    - *Depending on whether statewide actual value change is >5% or <=5%
    - Determined by the State Board on October 10th, 2025
- No funding for backfill/reimbursement
- New revenue limit of 10.5% or 12% over 2-year assessment cycle

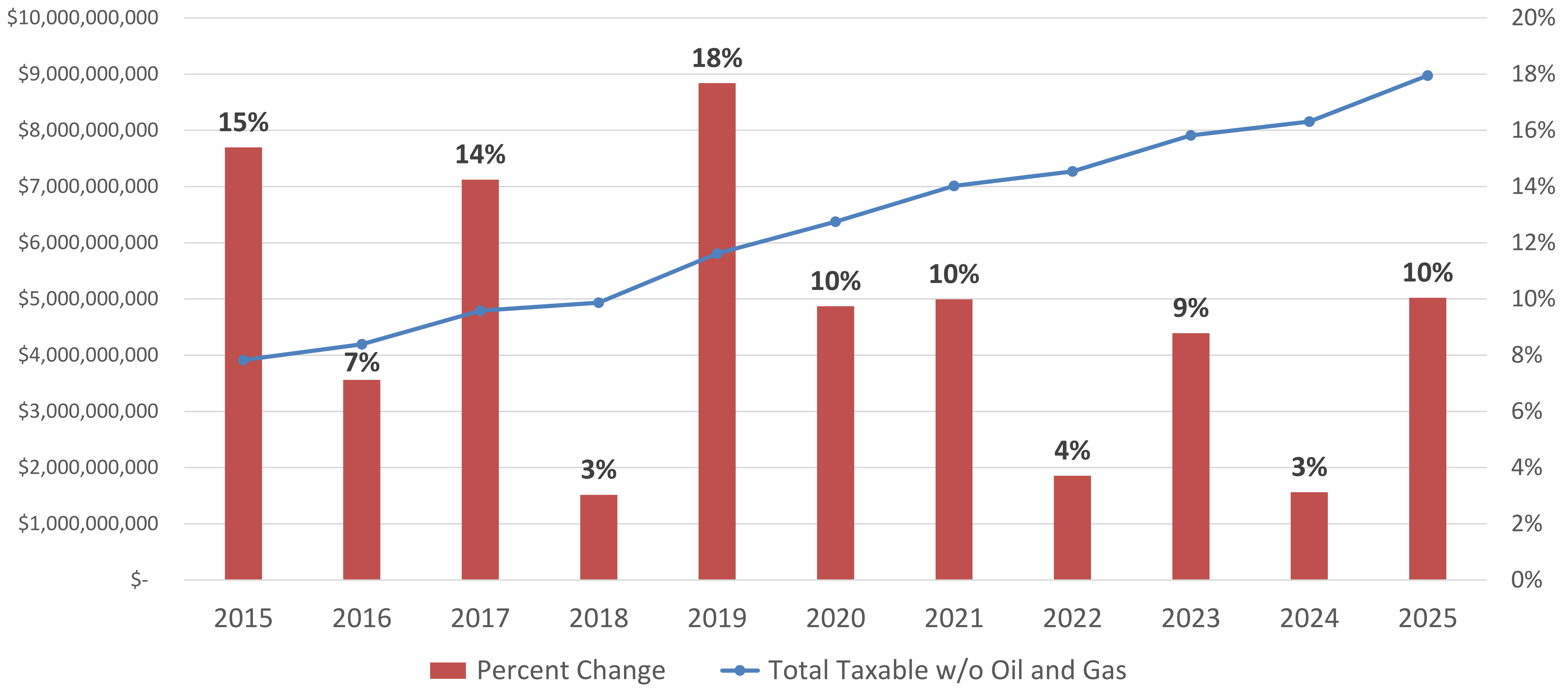
Type of Property		2024 Assmt Rate and exemptions (payable in 2025) SB24-111 and 24-233	2025 Assmt Rate and exemptions (payable in 2026) SB24-111, 233 and SS
Non-residential	Renewable Energy Production Real & PP	26.4%	27.0%
	Agricultural Real & PP	26.4%	27.0%
	Commercial	27.9% (exempt first $30,000 actual floored at $1,000 assd)	27.0%
	Industrial	27.9%	27.0%
	Vacant Land	27.9%	27.0%
	Personal Property	27.9% <= $52,000 exempt	27.0% <= $56,000 exempt
	Oil & Gas	87.5%	87.5%
Residential	Multi-family housing (i.e. apartments)	6.7% (exempt first $55,000 actual floored at $1,000 assd)	Local govt 6.15%/6.25% Schools 6.95%/7.05%
	All other residential property	6.7% (exempt first $55,000 actual floored at $1,000 assd)	Local govt 6.15%/6.25% Schools 6.95%/7.05%
	Titled Manufactured Homes (i.e. M accounts)	6.7% (exempt first $55,000 actual floored at $1,000 assd) (<= $28,000 is exempt HB22-1223)	Local govt 6.15%/6.25% Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)
			Statewide Actual Value Change (>5%/<=5%)

Weld County Residential Taxable Assessed Value
Comparing Reappraisal and Intervening Year Percent Change



Weld County Total Taxable Assessed Value without Oil and Gas

Comparing Reappraisal and Intervening Year Percent Change



Property Tax Calculation Example

Split Residential Assessment Rate Impact Tax Year 2024 to 2025

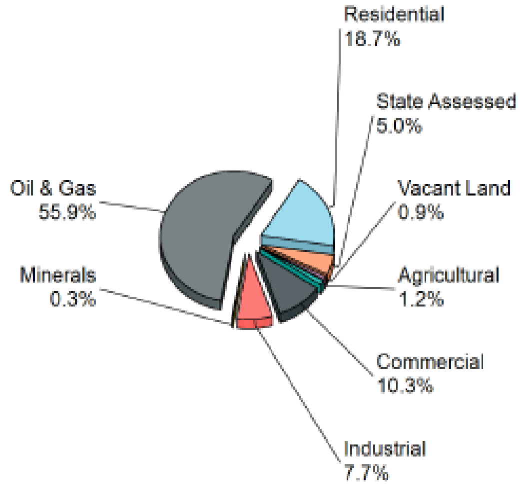
Residential Property	2024			2025	
	School	Local Govt		School	Local Govt
Actual Value	$500,000	$500,000		$500,000	$500,000
- Legislative Adj.	- $55,000	- $55,000		- $0	- $0
= Adjusted Actual	$445,000	$445,000		$500,000	$500,000
x Assessment Rate	6.70%	6.70%		7.05%	6.25%*
= Assessed Value	$29,815	$29,815		$35,250	$31,250
x Mill Levy / 1,000	36 / 1,000	62 / 1,000		36 / 1,000	62 / 1,000
= Property Tax	$1,073	$1,848		$1,269	$1,937
Total Tax	$2,921			$3,206	

*The assessment rate for Local Govt is an estimate at this time.

WELD COUNTY
2025 Taxable Assessed Value

	2024 Final Assessed Value	2025 Preliminary Assessed Value	$ Change	% Change
Vacant Land	$144,078,970	$180,418,680	$36,339,710	25.2%
Residential	$3,354,136,840	$3,756,617,350	$402,480,510	12%
Commercial	$1,781,976,980	$2,062,983,030	$281,006,050	15.8%
Industrial	$1,540,611,860	$1,551,935,680	$11,323,820	0.7%
Agricultural	$232,762,900	$237,594,600	$4,831,700	2.1%
Minerals	$54,079,750	$63,488,710	$9,408,960	17.4%
Oil & Gas	$11,531,413,450	$11,224,447,190	($306,966,260)	(2.7%)
State Assessed	$1,048,379,700	$995,205,490	($53,174,210)	(5.1%)
Total by Authority	$19,687,440,450	$20,072,690,730	$385,250,280	2%

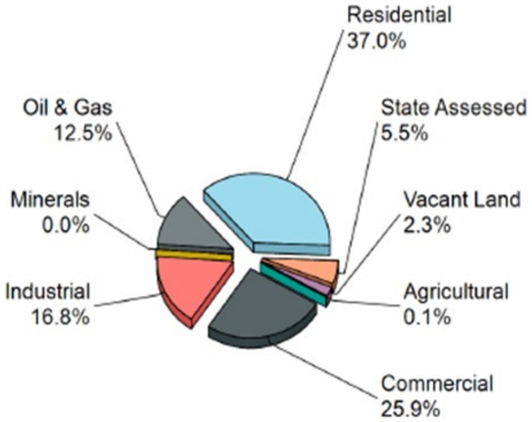
2025 Assessed Value by Type



FREDERICK TOWN
2025 Taxable Assessed Value

	2024 Final Assessed Value	2025 Preliminary Assessed Value	$ Change	% Change
Vacant Land	$12,296,580	$12,873,540	$576,960	4.7%
Residential	$199,355,030	$209,340,550	$9,985,520	5%
Commercial	$128,006,630	$146,267,610	$18,260,980	14.3%
Industrial	$91,669,510	$95,162,800	$3,493,290	3.8%
Agricultural	$663,450	$633,780	($29,670)	(4.5%)
Minerals	$0	$0	-	#Error
Oil & Gas	$102,705,220	$70,511,090	($32,194,130)	(31.3%)
State Assessed	$33,540,420	$30,916,480	($2,623,940)	(7.8%)
Total by Authority	$568,236,840	$565,705,850	($2,530,990)	(0.4%)

2025 Assessed Value by Type



Value and Revenue Impact
2025 Tax Year (2026 Revenue)

<u>Revenue Impact – compared to prior year:</u>

- Reappraisal year – All property was revalued using economics from 6/30/2024
- Residential rate
  - Local Govt rate decreases by 7% but offset by increase of approx. 10% because value adjustment eliminated
- Most of the non-residential rate decreases by approx. 3.3%
- No funding for backfill/reimbursement
- New revenue limit of 10.5% or 12% over 2-year assessment cycle less exclusions

Type of Property		2024 Assmt Rate and exemptions (payable in 2025) SB24-111 and 24-233	2025 Assmt Rate and exemptions (payable in 2026) SB24-111, 233 and SS
Non-residential	Renewable Energy Production Real & PP	26.4%	27.0%
	Agricultural Real & PP	26.4%	27.0%
	Commercial	27.9% (exempt first $30,000 actual floored at $1,000 assd)	27.0%
	Industrial	27.9%	27.0%
	Vacant Land	27.9%	27.0%
	Personal Property	27.9% <= $52,000 exempt	27.0% <= $56,000 exempt
	Oil & Gas	87.5%	87.5%
Residential	Multi-family housing (i.e. apartments)	6.7% (exempt first $55,000 actual floored at $1,000 assd)	Local govt 6.15%/6.25% Schools 6.95%/7.05%
	All other residential property	6.7% (exempt first $55,000 actual floored at $1,000 assd)	Local govt 6.15%/6.25% Schools 6.95%/7.05%
	Titled Manufactured Homes (i.e. M accounts)	6.7% (exempt first $55,000 actual floored at $1,000 assd) (<= $28,000 is exempt HB22-1223)	Local govt 6.15%/6.25% Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)
			Statewide Actual Value Change (>5%/<=5%)

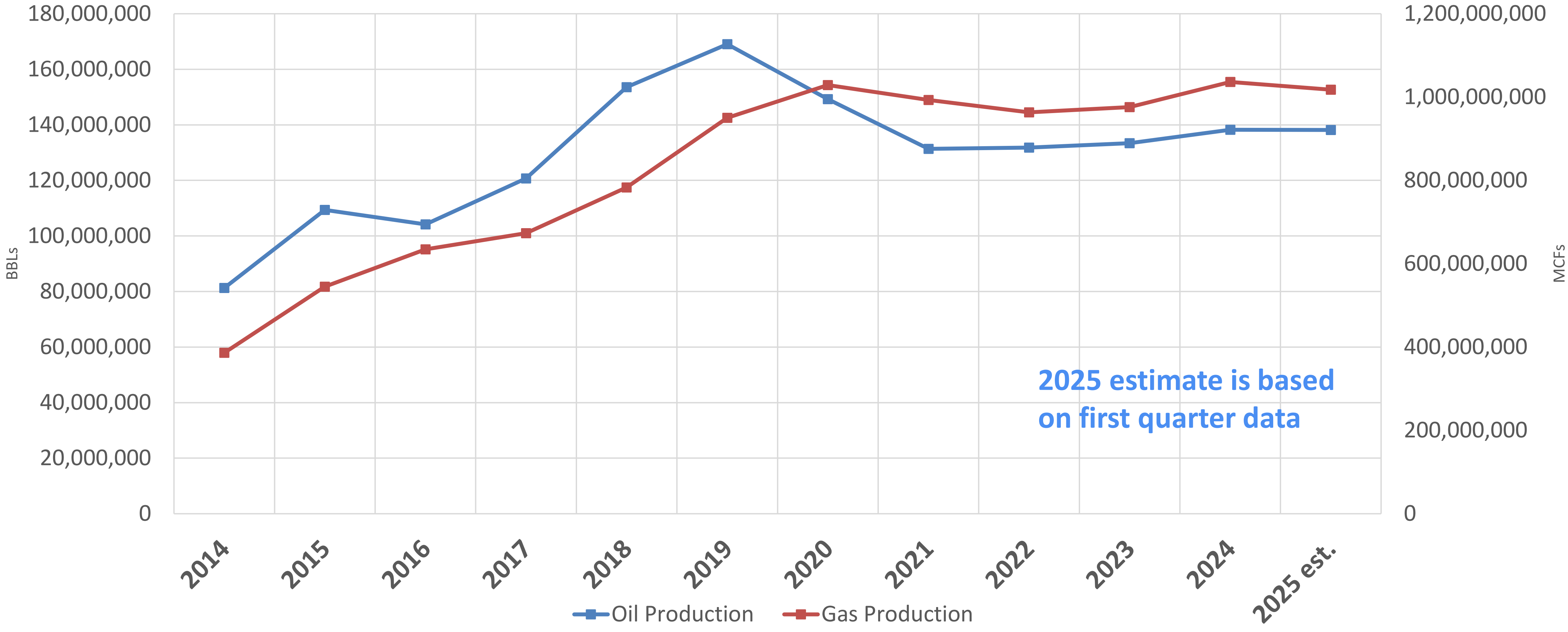
Looking Ahead

2026 Value Changes

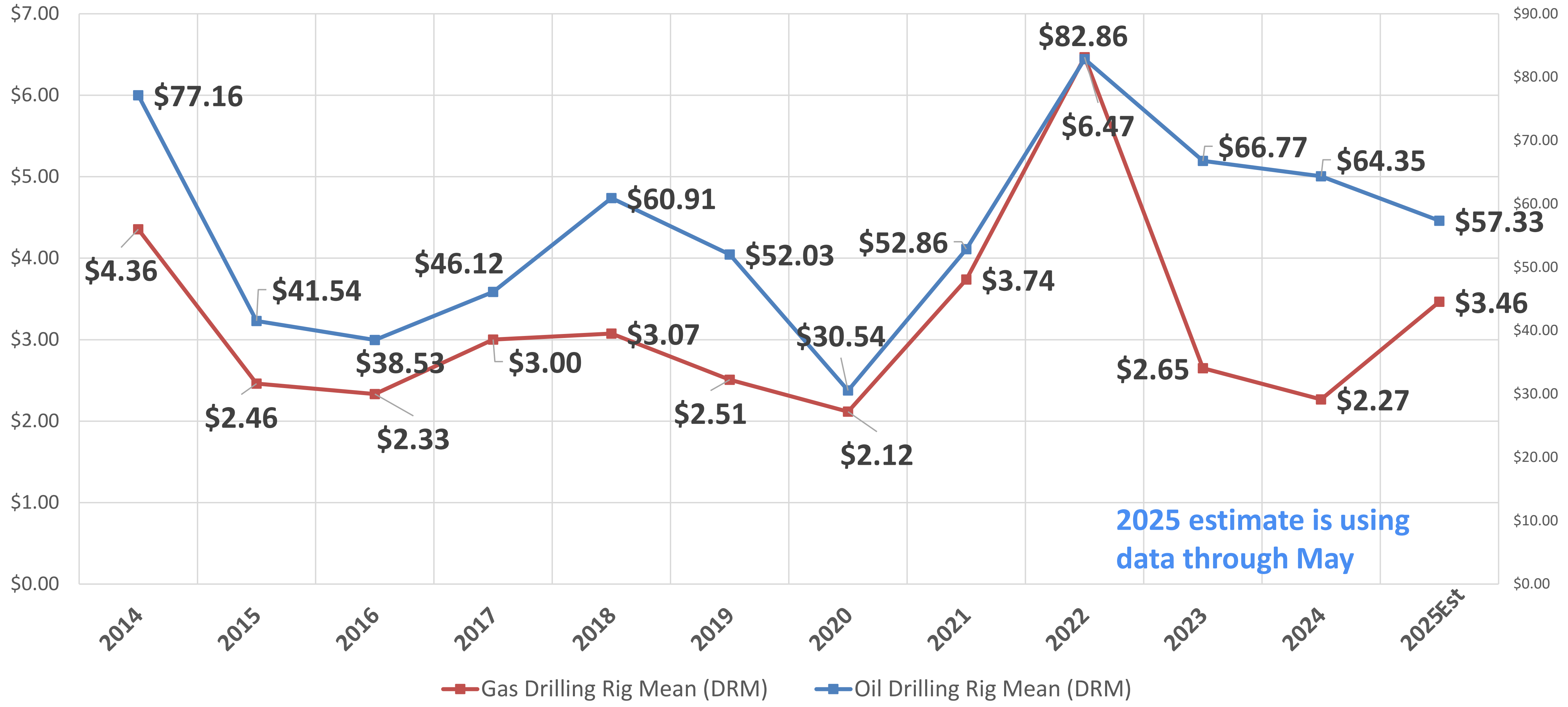
2026 is an Intervening Year

- Property is revalued if there is new construction, a change in use, or the property is personal property, oil and gas, state assessed, or natural resources.
- County-wide new construction on average is approximately 2%
- Personal property, state-assessed and natural resource values vary drastically
- Oil and gas value is dependent on prior year production and net sale price

Oil and Gas Production

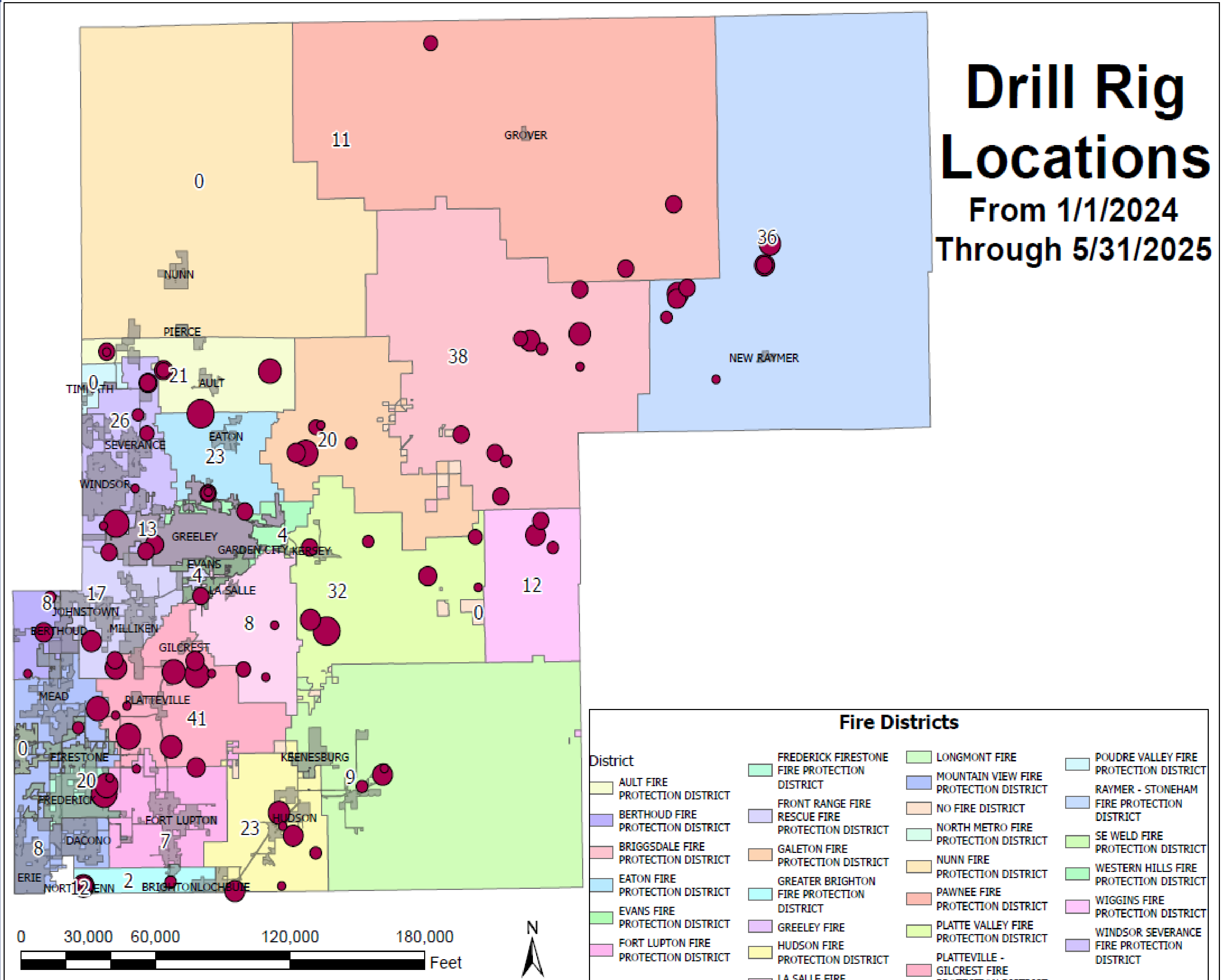


Oil and Gas Pricing



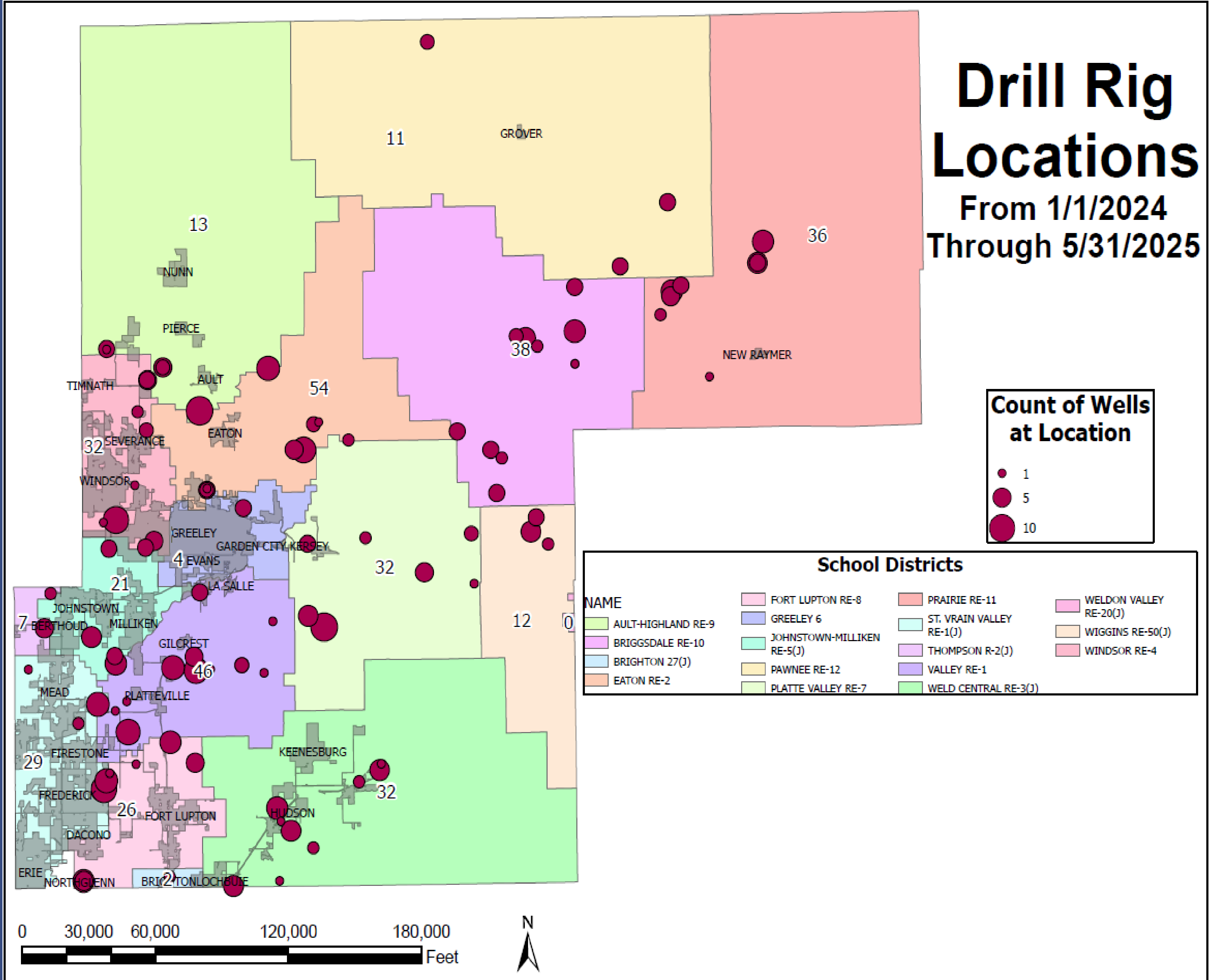
Drill Rig Locations by Fire District

Indicators of new wells in tax year 2025 or 2026



Drill Rig Locations by School District

Indicators of new wells in tax year 2025 or 2026



Value and Revenue Impact
2026 Tax Year (2027 Revenue)

<u>Legislative Change:</u>

- Actual value adjustment is 10% of first $700,000 for residential for local governments
- Non-residential property rate – 26%
- Commercial and agricultural rate – 25%
- Residential rate is split
  - School rate 6.95% or 7.05%*
  - All other LG's – 6.7% or 6.8%*
    - *Depending on whether statewide actual value change is >5% or <=5%
- No funding for backfill/reimbursement
- Continued revenue limit of 10.5% or 12% over 2-year assessment cycle

Type of Property		2025 Assmt Rate and exemptions (payable in 2026) SB24-111, 233 and SS	2026 Assmt Rate and exemptions (payable in 2027) SB24-111, 233 and SS
Non-residential	Renewable Energy Production Real & PP	27.0%	26.0%
	Agricultural Real & PP	27.0%	25.0%
	Commercial	27.0%	25.0%
	Industrial	27.0%	26.0%
	Vacant Land	27.0%	26.0%
	Personal Property	27.0% <= $56,000 exempt	26.0% <= $56,000 exempt
	Oil & Gas	87.5%	87.5%
Residential	Multi-family housing (i.e. apartments)	Local govt 6.15%/6.25% Schools 6.95%/7.05%	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05%
	All other residential property	Local govt 6.15%/6.25% Schools 6.95%/7.05%	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05%
	Titled Manufactured Homes (i.e. M accounts)	Local govt 6.15%/6.25% Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)
		Statewide Actual Value Change (>5%/<=5%)	Statewide Actual Value Change (>5%/<=5%)

Property Tax Calculation Example

Split Residential Assessment Rate Impact Tax Year 2025 to 2026

Residential Property	2025			2026	
	School	Local Govt		School	Local Govt
Actual Value	$500,000	$500,000		$500,000	$500,000
- Legislative Adj.	- $0	- $0		- $0	- $50,000
= Adjusted Actual	$500,000	$500,000		$500,000	$450,000
x Assessment Rate	7.05%	6.25%*		7.05%	6.8%
= Assessed Value	$35,250	$31,250		$35,250	$30,600
x Mill Levy / 1,000	36 / 1,000	62 / 1,000		36 / 1,000	62 / 1,000
= Property Tax	$1,269	$1,937		$1,269	$1,897
Total Tax	$3,206			$3,166	

*The assessment rate for Local Govt is an estimate at this time.

Value and Revenue Impact
2026 Tax Year (2027 Revenue)

<u>Revenue Impact – compared to prior year:</u>

- Intervening Year – Actual value changes are from change of use, personal property, state assessed, oil and gas
- Residential rate
  - Local Govt rate increases by 9% but offset by decrease of approx. 10% because value adjustment added back. Overall, residential tax will be very similar to 2025 tax year.
- The commercial rate decreases by approx. 7.5% and the industrial and vacant rate decreases by approx. 3.7%. This might result in revenue loss since values aren't increasing.
- No funding for backfill/reimbursement
- Continued revenue limit of 10.5% or 12% over 2-year assessment cycle less exclusions

Type of Property		2025 Assmt Rate and exemptions (payable in 2026) SB24-111, 233 and SS	2026 Assmt Rate and exemptions (payable in 2027) SB24-111, 233 and SS
Non-residential	Renewable Energy Production Real & PP	27.0%	26.0%
	Agricultural Real & PP	27.0%	25.0%
	Commercial	27.0%	25.0%
	Industrial	27.0%	26.0%
	Vacant Land	27.0%	26.0%
	Personal Property	27.0% <= $56,000 exempt	26.0% <= $56,000 exempt
	Oil & Gas	87.5%	87.5%
Residential	Multi-family housing (i.e. apartments)	Local govt 6.15%/6.25% Schools 6.95%/7.05%	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05%
	All other residential property	Local govt 6.15%/6.25% Schools 6.95%/7.05%	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05%
	Titled Manufactured Homes (i.e. M accounts)	Local govt 6.15%/6.25% Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)	Local govt 6.7%/6.8% minus 10% of first $700,000 floored at $1,000 assd Schools 6.95%/7.05% (<= $28,000 is exempt HB22-1223)
		Statewide Actual Value Change (>5%/<=5%)	Statewide Actual Value Change (>5%/<=5%)

Property Tax Limit for Local Government

C.R.S 29-1-1703

Property tax limit is equal to the base amount of the qualified property tax revenue increased by the total of the growth rate percentage and then increased by the carryover amount.

- **Base amount** is the qualified property tax revenue from whichever property tax year in a previous assessment cycle which resulted in the most property tax revenue
- **Carryover amount** is any amount under the 10.5% not collected in the previous assessment cycle

Exclusions from revenue include: (not all inclusive)

- Oil and gas
- New construction
- Bonds or contractual payments
- Abated revenue and omitted property
- Annexations or inclusions
- Revenue expended for declared disasters
- Revenue from new mills approved by voters on or after November 5th, 2024

Revenue Cap Data for Local Government

Assessment data needed will be provided on the second page of the certification form

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 ________:

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	$____________
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	$____________
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	$____________
4.	NEW CONSTRUCTION:	4.	$____________
5.	ANNEXATIONS/INCLUSIONS:	5.	$____________
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	$____________
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.	$____________
8.	INCREASED VALUTION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	$____________
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.	$____________
10.	TOTAL PRODUCING MINES, OR PRIMARY OIL OR GAS PRODUCTION:	10.	$____________
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	$____________

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 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.

Revenue Cap Data for School Districts

Assessment data needed will be provided to the Division of Property Taxation on the Qualified Local Share report

Reporting of Qualified Local Share of Property Tax Revenue for Schools

DOLA LGID/SID 62913/1

WELD COUNTY ASSESSOR

Date 12/10/2024

NAME OF SCHOOL DISTRICT:
AULT-HIGHLAND RE-9 SCHOOL DISTRICT

THE ASSESSOR CERTIFIES THE ASSESSED VALUATION FOR THE TAXABLE YEAR 2024 :

SCHOOL DISTRICT NET ASSESSED VALUE: (29-1-1702.5(4)(a), C.R.S.)	$ 671,251,470
INCREASED VALUATION FOR ASSESSMENT OF NEW CONSTRUCTION*: (29-1-1701(2.5)(a)(I), C.R.S.)	$ 4,119,060
INCREASED VALUATION FOR ASSESSMENT FOR ANNEXATIONS/INCLUSIONS: (29-1-1701(2.5)(a)(II), C.R.S.)	$ 0
INCREASED VALUATION FOR ASSESSMENT FOR CLASSIFICATION CHANGES DUE TO CHANGE IN LAW: (29-1-1701(2.5)(a)(II), C.R.S.)	$ 0
VALUATION FOR ASSESSMENT FOR TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (Includes all revenue collected on valuation not previously certified): (29-1-1701(2.5)(a)(IV) AND (29-1-301(1)(a), C.R.S.)	$ 2,756
INCREASED VALUATION FOR ASSESSMENT FOR PREVIOUSLY EXEMPT PROPERTY: (29-1-1701(2.5)(a)(VI), C.R.S.)	$ 0
INCREASED VALUATION FOR ASSESSMENT OF PRODUCING MINES: (29-1-1701(2.5)(a)(VII), C.R.S.)	$ 0
INCREASED VALUATION FOR ASSESSMENT OF OIL AND GAS LEASEHOLDS OR LAND: (29-1-1701(2.5)(a)(VII), C.R.S.)	$ 82,449,220

The following items are used for reporting TAX REVENUE

PROPERTY TAX REVENUE ABATED OR REFUNDED AS OF AUG. 1: (29-1-1701(2.5)(a)(V), (29-1-301(1)(a), C.R.S.) and (39-10- 114(1)(a)(I)(B), C.R.S.)	$ 2,862.00
REVENUE INCREASE DUE TO THE EXPIRATION (IN THE PREVIOUS PROPERTY TAX YEAR) OF INCREMENTAL TAX REVENUES DIVERTED FOR TAX INCREMENT FINANCING PURPOSES: (29-1-1701(2.5)(a)(III), C.R.S.)	$ 0

*New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

Summary

2025 Tax Year

- Preliminary Certification will be available no later than August 25th.
- Residential assessment rate will be set on October 10th.
- Final Certification will be reported no later than December 10th.
- Mill levies need to be reported by December 15th. Additional levy data required in 2024 and subsequent years.
- Revenue caps are implemented for the first year of the reappraisal cycle.
- This all impacts 2026 revenue.

2026 Tax Year

- Intervening year actual value only captures change in use (not market) for most property.
- Exceptions are personal property, oil and gas, natural resources, and state assessed. Early indicators show a slight increase for oil and gas.
- Non-residential assessment rates are reduced.
- Revenue caps continue for the second year of the appraisal cycle.
- This impacts 2027 revenue.

2027 Tax Year

- Reappraisal year and the start of a new assessment cycle.
- Non-residential assessment rates are reduced.
- Revenue caps take effect for the appraisal cycle.
- This impacts 2028 revenue.

Thank you!

Brenda Dones
Weld County Assessor
bdones@weld.gov
970.400.3699

FUTURE TOWN BOARD MEETINGS

August 25, 2025 5:30 p.m.	Town Board Work Session Meet the Board – New Hires Annual Roadway Safety Review Building and Energy Code Discussion Sex Offender Ordinance Discussion
August 25, 2025 7:00 p.m.	Town Board Regular Meeting
September 1, 2025	Canceled – Labor Day Holiday
September 8, 2025 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Budget: Staffing Needs
September 8, 2025 6:45 p.m.	Kern Board Meeting
September 8, 2025 7:00 p.m.	Town Board Regular Meeting
September 15, 2025 5:30 p.m.	Town Board Work Session (Community Development Building) Budget: Capital Improvement Projects
September 22, 2025 5:30 p.m.	Town Board Work Session Meet the Board – New Hires EV/Golf Cart Ordinance Discussion Reserved Powers/Standardized Petition Process Discussion
September 22, 2025 7:00 p.m.	Town Board Regular Meeting
September 29, 2025	Canceled – 5th Monday
October 4, 2025 (Saturday) 8:00 a.m.	Town Board Work Session Budget: Operating Requests
October 6, 2025	Canceled – 1st Monday
October 13, 2025 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Front Range Energy – Carbon Storage Solutions Subsurface - Easement Acquisition – Uwyo Connection Dig Smart Discussion

October 13, 2025 7:00 p.m.	Town Board Regular Meeting
October 20, 2025 5:30 p.m.	Town Board Work Session Budget: Utility Rates for 2026
October 27, 2025 5:30 p.m.	Town Board Work Session Meet the Board – New Hires Colorado EV Charging Code and Landscape Code
October 27, 2025 7:00 p.m.	Town Board Regular Meeting

Future Work Session Topics

- Wildland Resiliency Code presentation – 2026
- Camping Ban
- November 10th – Budget – Wrap-Up/Revisions