



UNDERSTANDING THE METROPOLITAN DISTRICT

WHAT IS THE MOUNTAIN BROOK METROPOLITAN DISTRICT?

Providing Public Improvements and Services to Residents

The Mountain Brook Metropolitan District (the “District”) is a quasi-municipal corporation organized under Title 32 of the Colorado Revised Statutes and is governed by a five-member elected Board of Directors. The District was created to provide an efficient and effective way to fund and acquire public improvements, such as the common areas, recreation center, and provide covenant control, as the District replaces the HOA model. Taxes are levied by the District and paid as part of your yearly property taxes. A **monthly** fee is also collected. Specific statutes govern the expenditures and revenues run through the District. State law requires that the District adopt and file a budget, and conduct and file an annual audit. The State and County also require other reports to provide regulatory oversight of the District.



RESOURCES AND CONTACT INFORMATION:

Special District Management Services, Inc. is a district management company contracted by the District to manage the day-to-day responsibilities of operating the District, managing outside contractors and consultants, and supporting the Board of Directors and the residents of the District. Governing documents for the District are available on the District’s website at:

<https://mountainbrookmd.com>



MILL LEVY/OPERATIONS & MAINTENANCE FEE:

The District currently imposes a 50.000 mill levy (subject to adjustment), a similar tax rate as imposed by other comparable communities in the area. These taxes may be tax-deductible, providing an additional economic benefit to residents within the community. The District also collects a monthly Operations and Maintenance fee to supplement the tax revenue. The amount of the fee depends on the unit-the breakdown is on the revers of this paper. The community is unique in the area, with a fabulous amenity center which has been designed to ensure the enjoyment of all of the residents.

District Manager:

Peggy Ripko
303-987-0835
pripko@sdmsi.com

Community Manager:

Travis Hunsaker
303-987-0835
thunsaker@sdmsi.com

CALCULATING YOUR TAXES:

Each home in the community has several Taxing Authorities, including the District, which can be found on the Boulder County Assessor’s website. The total mill levy imposed for all Taxing Authorities is 161.091 (current).

By way of example, if your home has a market value of \$500,000, the total tax is calculated as follows:

\$500,000 (Market Value) x 6.77% (Assessed Ratio) = \$33,850 (Taxable Value)
\$33,850 (Taxable Value) x 161.091 (Total Mill Levy) = \$5,452.93 (Total Tax)

SCHEDULE OF FEES

		Number of	Estimated	ERU		Units per	ERU/	(ERU/	Annual	Quarterly
	BR	Unit Name	Units	Square Feet	Factor	Category	Category	ERU Avg)	Fee	Fee
Condo	1.0	Stanford	30	979	0.45					
Condo	1.0	Syracuse	20	839	0.45	50	22.50	0.48	364.43	91.11
Condo	2.0	Cornell	10	1,073	0.55					
Condo	2.0	Oxford	20	1,095	0.55					
Condo	2.0	Princeton	40	1,143	0.55					
Condo	2.0	Columbia	20	1,174	0.55	90	49.50	0.59	445.41	111.35
Condo	3.0	Cambridge	60	1,430	0.80	60	48.00	0.85	647.87	161.97
TH*	3.0	Sterling Ranch	84	1,420	1.00					
TH	3.0	West Grange	65	2,050	1.00	149	149.00	1.07	809.84	202.46
SF**	3.5	40' Single Family	71	2,100	1.46					
SF	3.5	50' Single Family	27	2,500	1.46					
SF	3.5	70+' Single Family	12	2,700	1.46	110	160.60	1.56	1,182.37	295.59

*Townhome

**Single family home