

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31**

1/23/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (35,393)	\$ (44,135)	\$ 13,500
REVENUES			
Property taxes	6	6	6
Public improvement fees	278,471	298,000	319,000
Sales tax rebate	146,169	150,000	160,500
Transfers from District No. 4	1,210,000	-	-
Developer advances	874,043	95,987	81,394
Total revenues	<u>2,508,689</u>	<u>543,993</u>	<u>560,900</u>
Total funds available	<u>2,473,296</u>	<u>499,858</u>	<u>574,400</u>
EXPENDITURES			
General Fund	473,388	486,358	560,000
Capital Projects Fund	2,044,043	-	-
Total expenditures	<u>2,517,431</u>	<u>486,358</u>	<u>560,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,517,431</u>	<u>486,358</u>	<u>560,000</u>
ENDING FUND BALANCES	<u>\$ (44,135)</u>	<u>\$ 13,500</u>	<u>\$ 14,400</u>
EMERGENCY RESERVE	<u>\$ 12,790</u>	<u>\$ 13,500</u>	<u>\$ 14,400</u>
TOTAL RESERVE	<u>\$ 12,790</u>	<u>\$ 13,500</u>	<u>\$ 14,400</u>

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31**

1/23/2023

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
----------------	-------------------	----------------

**ASSESSED VALUATION**

Vacant land	\$	145	\$	145	\$	145
Certified Assessed Value	\$	145	\$	145	\$	145

**MILL LEVY**

General	39.000	39.000	39.000
Total mill levy	39.000	39.000	39.000

**PROPERTY TAXES**

General	\$	6	\$	6	\$	6
Budgeted property taxes	\$	6	\$	6	\$	6

**BUDGETED PROPERTY TAXES**

General	\$	6	\$	6	\$	6
	\$	6	\$	6	\$	6

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31**

1/23/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (35,393)	\$ (44,135)	\$ 13,500
<b>REVENUES</b>			
Property taxes	6	6	6
Public Improvement Fees	278,471	298,000	319,000
Sales tax rebate	146,169	150,000	160,500
Developer Advances	40,000	95,987	81,394
Total revenues	464,646	543,993	560,900
Total funds available	429,253	499,858	574,400
<b>EXPENDITURES</b>			
General and administrative			
Accounting	58,954	55,000	62,000
Audit	10,600	10,000	11,500
County Treasurer's fee	-	-	1
Dues and membership	1,244	1,296	1,400
Insurance	10,022	9,022	11,000
Legal	26,215	27,000	45,000
Legal - Election	-	2,990	3,000
Engineering	7,935	-	10,000
Miscellaneous	-	20	-
Mowing	85	-	-
Transfer to District No. 4 - PIF	212,164	231,030	251,361
Transfer to District No. 4 - Sales taxes	146,169	150,000	160,500
Contingency	-	-	4,238
Total expenditures	473,388	486,358	560,000
Total expenditures and transfers out requiring appropriation	473,388	486,358	560,000
ENDING FUND BALANCE	\$ (44,135)	\$ 13,500	\$ 14,400
EMERGENCY RESERVE	\$ 12,790	\$ 13,500	\$ 14,400
TOTAL RESERVE	\$ 12,790	\$ 13,500	\$ 14,400

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31**

1/23/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer Advances	834,043	-	-
Transfers from District No. 4	1,210,000	-	-
Total revenues	<u>2,044,043</u>	<u>-</u>	<u>-</u>
Total funds available	<u>2,044,043</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Capital Projects			
Repayment of Developer Advances	810,000	-	-
Public improvements	1,234,043	-	-
Total expenditures	<u>2,044,043</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,044,043</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Brands East Metropolitan District No. 1's (the "District") (formerly known as Eagle Crossing Windsor Metropolitan District No. 1) organization was approved by eligible electors of the District at an election held on November 4, 2014. The District was organized by order of the District Court in and for Larimer County on January 20, 2015. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, The Brands East Metropolitan District No. 2, The Brands East Metropolitan District No. 3, and The Brands East Metropolitan District No. 4 (formerly known as Eagle Crossing Windsor Metropolitan District No. 2, Eagle Crossing Windsor Metropolitan District No. 3, and Eagle Crossing Windsor Metropolitan District No. 4, respectively) on September 8, 2014. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.)

At a special election of the eligible electors of the District on November 4, 2014, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those 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, in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Assigned Revenues - Public Improvement Fees, Sales Tax Rebates**

Pursuant to the BAA and PIF Revenues Assignment Agreement dated November 8, 2018, the Developers have agreed to pay the District the amount of Sales Tax rebated by the Town of Windsor in accordance with the Business Assistance Agreement dated March 27, 2017. Additionally, for the purpose of providing for costs of public improvements, the Developers have designated the District as the primary Public Improvement Fees (PIF) recipient and have assigned all revenues resulting from the PIF imposed within the boundaries of the District.

**Expenditures**

**General and Administrative**

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal and accounting.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 2% of property taxes.

**Transfers to The Brands East Metropolitan District No. 4**

Pursuant to the BAA and PIF Revenues Assignment Agreement dated November 8, 2018, the District has agreed to remit all Assigned Revenues (as defined above), net of the annual operations amount, to the Brands East Metropolitan District No. 4 for the benefit of repaying the Series 2018A Note and any additional Loans with U.S. Bank.

**Debt and Leases**

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

**Reserve**

**Emergency Reserve**

The District has provided an Emergency Reserve equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

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