

THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (75,468)	\$ 105,435	\$ 109,865
REVENUES			
Property taxes	6	5	5
Specific ownership taxes	1	1	1
Sales tax rebate	193,399	181,000	190,000
Public improvement fees	334,133	304,000	320,000
Developer advance	2,000	-	-
Other revenue	200,384	-	-
Total revenues	<u>729,923</u>	<u>485,006</u>	<u>510,006</u>
TRANSFERS IN	<u>-</u>	<u>200,384</u>	<u>250,000</u>
Total funds available	<u>654,455</u>	<u>790,825</u>	<u>869,871</u>
EXPENDITURES			
General Fund	549,020	480,576	320,000
Capital Projects Fund	-	-	250,000
Total expenditures	<u>549,020</u>	<u>480,576</u>	<u>570,000</u>
TRANSFERS OUT	<u>-</u>	<u>200,384</u>	<u>250,000</u>
Total expenditures and transfers out requiring appropriation	<u>549,020</u>	<u>680,960</u>	<u>820,000</u>
ENDING FUND BALANCES	<u>\$ 105,435</u>	<u>\$ 109,865</u>	<u>\$ 49,871</u>
EMERGENCY RESERVE	<u>\$ 15,900</u>	<u>\$ 14,600</u>	<u>\$ 15,400</u>
TOTAL RESERVE	<u>\$ 15,900</u>	<u>\$ 14,600</u>	<u>\$ 15,400</u>

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
----------------	-------------------	----------------

ASSESSED VALUATION

Vacant land	145	140	140
Certified Assessed Value	\$ 145	\$ 140	\$ 140

MILL LEVY

General	39.000	39.000	39.000
Total mill levy	39.000	39.000	39.000

PROPERTY TAXES

General	\$ 6	\$ 5	\$ 5
Budgeted property taxes	\$ 6	\$ 5	\$ 5

BUDGETED PROPERTY TAXES

General	\$ 6	\$ 5	\$ 5
	\$ 6	\$ 5	\$ 5

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (75,468)	\$ (94,949)	\$ 109,865
REVENUES			
Property taxes	6	5	5
Specific ownership taxes	1	1	1
Sales tax rebate	193,399	181,000	190,000
Public improvement fees	334,133	304,000	320,000
Developer advance	2,000	-	-
Total revenues	529,539	485,006	510,006
TRANSFERS IN			
Transfers from other funds	-	200,384	-
Total funds available	454,071	590,441	619,871
EXPENDITURES			
General and administrative			
Accounting	48,942	62,000	65,000
Auditing	6,300	6,900	7,300
Dues and Membership	1,355	1,061	1,500
Insurance	10,088	9,215	10,000
District management/Office overhead	-	-	150,000
Legal	17,748	20,000	45,000
Miscellaneous	1,110	1,000	1,000
Election	3,222	-	3,500
Repay developer advance	-	251,831	-
Contingency	-	559	6,700
Transfer to District No. 4 - PIF	266,494	8,454	-
Transfer to District No. 4 - Sales taxes	193,399	97,556	-
Operations and maintenance			
Engineering	362	-	-
Landscaping	-	22,000	30,000
Total expenditures	549,020	480,576	320,000
TRANSFERS OUT			
Transfers to other fund	-	-	250,000
Total expenditures and transfers out requiring appropriation	549,020	480,576	570,000
ENDING FUND BALANCES	\$ (94,949)	\$ 109,865	\$ 49,871
EMERGENCY RESERVE	\$ 15,900	\$ 14,600	\$ 15,400
TOTAL RESERVE	\$ 15,900	\$ 14,600	\$ 15,400

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ 200,384	\$ -
REVENUES			
Other revenue	200,384	-	-
Total revenues	<u>200,384</u>	<u>-</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>250,000</u>
Total funds available	<u>200,384</u>	<u>200,384</u>	<u>250,000</u>
EXPENDITURES			
Capital improvements	-	-	250,000
Total expenditures	<u>-</u>	<u>-</u>	<u>250,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>200,384</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>200,384</u>	<u>250,000</u>
ENDING FUND BALANCES	<u>\$ 200,384</u>	<u>\$ -</u>	<u>\$ -</u>

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
2025 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 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
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
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%			

Assigned Revenues - Public Improvement Fees, Sales Tax Rebates

Pursuant to a certain BAA and PIF Revenues Assignment Agreement, 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 a certain BAA and PIF Revenues Assignment Agreement, 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 to pay principal and interest on a refunding loan issued by District No. 4 in December 2023.

Debt and Leases

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

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve

Emergency Reserve

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

This information is an integral part of the accompanying budget.